

**Biological Assessment
for
2003 Delphine Lane
Calabasas, California
APN 4455-060-007
(Violation File No. V-4-13-001)**

Prepared for:

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2003 Delphine Lane
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June 15, 2015

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INTRODUCTION

Location

The 10.56-acre property is located at 2003 Delphine Lane, Calabasas, California, north of Mulholland Highway near the intersection of the highway and Cold Canyon Road. The USGS map location of the site is described as: R19W, T1S, northwest quarter of Section 9, of the Malibu Beach 7.5-minute quadrangle. The property is developed with a single-family residence, swimming pool, ornamental landscaping, and outlying equestrian facilities, including corrals, shade structures, and paddock areas. Access to the property is provided by a paved driveway directly off of Delphine Lane. The property's regional context is provided in *Exhibit A, Regional Map*, and *Exhibit B, Regional Aerial Photograph*.

Background

In a letter dated January 24, 2014, the California Coastal Commission ("CCC") notified the property owner that portions of the property contain "unpermitted clearing of land and construction of corrals, shade structures, and trails within an Open Space deed-restricted area inconsistent with the terms and conditions of Coastal Development Permits ("CDP") Nos. 5-85-214 and 4-02-088." In the same letter, the CCC indicated that the most expeditious way of resolving the matter would be through a Consent Cease and Desist Order and a Consent Restoration Order (:Consent Orders"), whereby a settlement/penalty amount would be negotiated with CCC staff.

The purpose of this report is to provide technical information on biological resources, past and present, to the CCC as part of the settlement process. The findings contained herein are based on: 1) a review of the recently adopted Los Angeles County Local Coastal Plan (LCP); 2) a review of the California Department of Fish and Wildlife (CDFW) Natural Heritage Division Natural Diversity Data Base (CNNDB) (May 2015)), inclusive of the Point Dume, Thousand Oaks, Calabasas, Malibu Beach, Topanga, and Calabasas USGS 7.5 minute quadrangles; 3) a review of the California Native Plant Society's (CNPS) online Inventory of Rare and Endangered Vascular Plants of California (May 2015); 4) pedestrian site surveys conducted on May 16, 2014 and May 25, 2015; 5) base topography and a site survey provided by Chris Nelson & Associates, Inc.; 6) aerial photography provided by Schmitz & Associates, Inc., and GoogleEarth; and, 7) professional knowledge, experience and intuition gained over 40 years of biological consulting experience. All work efforts contributing to the preparation of this report were performed by Steven G. Nelson, Consulting Biologist.

CHARACTERISTICS OF THE SITE

Watershed Boundaries and Drainage Patterns

The property lies within the Cold Creek watershed which is tributary to Malibu Creek. An unnamed blueline drainage crosses the property in its eastern one-half in a north to south direction. In addition, a much smaller drainage that is not indicated on USGS topography as a blueline, begins and crosses the property in a north to south direction near the property's western boundary.

Soils, Landforms and Geologic Features

Soils on site consist of shallow loams with scattered rock outcrops (Talepop-rock outcrop and Cotharin-Talepop association). Overall, the property moderate to gentle slopes with areas of relatively level topography. Elevations on the property range from approximately 950 feet above mean sea level along the eastern boundary to approximately 1100 feet in the northwest corner. There are no significant landforms or geologic features which otherwise stand out from the surrounding area; nor are there any known unique soil formations found on site.

Wildfires

Based on a review of a series of maps provided by the National Park Service delineating wildfires in the Santa Monica Mountains since 1925, the area around the property has burned five times between that time and 2007: 1943; 1958; 1970; 1982; and 1996. Although data was not found between 2007 and the present, the surrounding area is not believed to have has not burned since 1996 as evidenced by a dense growth of mixed chaparral dominated by large shrubs on the slopes in the western portion of the property.

Vegetation

Vegetation on-site consists of five types: 1) California annual grassland alliance; 2) eucalyptus alliance; 3) developed/landscape; 4) *Salix lasiolepis/Baccharis salicifolia* association, and 5) *Adenostoma fasciculatum/Malosma laurina/Ceanothus megacarpus* associationmixed chaparral. Summary descriptions of these vegetation types follow. An aerial photograph illustrating the distribution of vegetation on site and representative site photographs are provided in Exhibit C, *Vegetation Map* and Exhibit D, *Site Photographs*, respectively. Exhibit E, *Historical Aerial Photographs*, provides a series of imagery including the property that date from 1928 to 2013. These images are referred to below by the year in which they were taken.

The California annual grassland alliance consists of vegetation dominated by non-native, invasive species on the property where clearing for equestrian use (corrals, paddock and exercise ring) frequently occurs. Areas more heavily used (corrals and exercise ring) are barren. Where vegetation does occur, the dominant species consist of brome grasses (*Bromus sp.*), wild oats (*Avena sp.*), Mediterranean mustard (*Hirschfeldia incana*), and red-stemmed filaree (*Erodium cicutarium*). Based on an examination of historical aerial photographs, the current extent of ruderal/non-native grassland vegetation on site dates back to at least 1944 when the property appears to have been used for agrarian purposes. Moreover, although maintenance of such cleared areas may have relaxed in the 1950s and 1960s, it was again practiced sometime before 1976 as shown in subsequent years' images.

The eucalyptus alliance exists over a relatively large portion of the property's eastern one-half. The dominant tree species comprising the woodland are eucalyptus (*Eucalyptus sp.*) and pines (*Pinus sp.*), both non-native species. As was common throughout southern California, early agrarian practices included the planting of eucalyptus trees, and to a lesser extent pine trees, for wind breaks and shade in areas otherwise devoid of these amenities. As can be seen in the 1928 image, the woodland's origin dates back to before that time (shadow shapes indicate the trees are much taller than wide, as a eucalyptus tree would be). Upon examination of subsequent year images, it appears the woodland grew in extent, likely the result of tree canopy expansion and the planting of pine trees.

The developed/landscape area includes the existing residence and swimming pool and is landscaped almost exclusively with ornamental trees, shrubs and ground covers. There are four coast live oak trees (*Quercus agrifolia*) that were incorporated into the landscaping sometime after 2005. These are located along the west and north side of the yard where no trees can be seen in earlier images (see Exhibit C, *Vegetation Map*). Table 1, *Coast Live Oak Trees On-site*, provides the key attributes of these trees.

Table 1. Coast Live Oak Trees On-site

Oak Tree #	Trunk(s)	DBH	Canopy
1	Single	12"	N/S – 10'; E/W – 9'
2	Single	10"	N/S – 8'; E/W – 8'
3	Single	10"	N/S – 9'; E/W – 9'
4	Single	14"	N/S – 15'; E/W – 14'

A Limited area of *Salix lasiolepis/Baccharis salicifolia* association dominated by arroyo willows exists along the blueline drainage that crosses the property. Other species include mulefat (*Baccharis salicifolia*) and giant rye (*Lymus condensatus*). In general, the willow scrub is fair in its degree of development with few trees taller than 10 feet.

The *Adenostoma fasciculatum/Malosma laurina/Ceanothus megacarpus* association occurs on various slopes on site. Dominant species of this vegetation are laurel sumac (*Malosma laurina*), chamise (*Adenostoma fasciculatum*), mountain mahogany (*Cercocarpus betuloides*), big-pod ceanothus (*Ceanothus megacarpus*), black sage (*Salvia mellifera*), and California sagebrush (*Artemisia californica*).

A list of plant species observed as characterizing the vegetation types on site is provided in Exhibit F, *Plant and Wildlife Species Inventory*.

Wildlife

Observations of wildlife using the site and adjacent areas were made during the site investigation. These are listed in Exhibit F, *Plant and Wildlife Species Inventory* along with other expected species. Due to the location of the site adjacent to larger natural open space areas to the north and west, more wildlife species than those listed undoubtedly could be observed on site over time. The species listed in Exhibit F are representative of the various taxonomic groups that use the on-site vegetation as habitat. Also, the majority of wildlife detected and expected are associated with the willow and mixed chaparral associations on site. The status of the major wildlife taxonomic groups expected on site is described below.

No amphibians were observed or otherwise detected. However, two to three common species may be expected in with the willow association vegetation that exists along the blueline stream.

Reptile species observed on site consisted of two common lizard species. Several other reptile species are expected, particularly at the edges of chaparral associations where the open habitat provides sites to sun and forage. In general, reptile populations on the property are expected to be low to moderate in diversity and abundance due to the presence of disturbances and development on the property.

A number of bird species characteristic of chaparral and scrub habitats were observed or heard. On-site

and in the immediate vicinity, these included several songbirds that are common throughout the region and a number of others are expected. These are believed to be reflective of the habitat value and functions provided by the well-developed mixed chaparral and willow associations present on site, which provide good cover and a fairly diverse habitat structure. Thus, bird populations on the property are expected to be fairly abundant and diverse.

As a subgroup of birds, several raptor species are expected to use the property as forage and/or on a transitory basis. During the site investigation, all trees on the property were searched for raptor nests. No nests were observed; and, no raptors exhibiting breeding behavior were seen overhead.

The same is expected to be true for mammals. Observations of individuals or evidence of the presence of several species were made during the site visits. These included small to medium sized species and wide-ranging species. A few other species are also expected. Both the abundance and diversity of mammals that could occur and forage on site are expected to be moderate due to the nearby vacant land that supports native habitats.

Special Status Species and Habitats

Thirty-six sensitive plant species were reported in the current edition of the CDFW CNDB from the Malibu Beach and surrounding USGS quadrangles (see **Exhibit G, Sensitive Plant Species**). Of these, 29 species do not have the potential to occur on site due to the absence of soil types/habitats capable of supporting them and/or their being known to be endemic to specific geographical localities far removed from the site and are presumed absent (the six quadrangle search encompassed a large geographical area). Thirteen of the other species have only a low potential to occur on-site or are not expected. The remaining seven species have moderate to high probabilities to occur on-site but outside of the development area.

Four coast live oak trees were also planted in the yard area as landscape features. Although cultivars from a nursery, these trees are of a size that is regulated by the Los Angeles County Oak Tree Protection Ordinance. Two of these trees, located west of the existing residence were not affected by the unpermitted development; nor are they proposed to be affected by the proposed guest house. However, two of these trees are located along the northern boundary of the yard where the guest house is proposed to be located. If construction of the proposed guest house encroaches into the protected zone of these trees (five feet from the tree dripline or 15 feet from the trunk, whichever is greater), a permit will be required prior to construction.

Thirty-six special status animal species have been recorded within the Malibu and surrounding USGS quadrangles (see **Exhibit H, Sensitive Wildlife Species**). Of these, suitable habitat does not exist on site to support 15 species. An additional 13 species are not expected or have low potential to occur on-site; and eight have moderate to high potentials to be present.

As a taxonomic group, raptorial birds are also considered to be sensitive. Based on an examination of the relatively few trees within 500 feet (standard CDFG buffer around active raptor nests) of the proposed work areas, no raptor nesting or roosting occurs on the property or in the immediate vicinity.

No federal or state-listed threatened or endangered wildlife species were observed, are reported, or are expected to occur on site.

Habitat Classifications On-site

Vegetation on-site was characterized according to the National Park Service Vegetation Classification of the Santa Monica Mountains National Recreation Area and Environs incorporated into the LCP/LIP. The LCP/LIP mapping is shown in Exhibit I, *LCP Habitat Classifications Map*. Exhibit K, *Site-specific Habitat Classifications Map*, reflect a more refined approach based on the field investigations.

H1 Habitats

As defined in the LCP/LIP, H1 habitats “consist of habitats of highest biological significance, rarity, and sensitivity”. H1 habitats found on-site are:

- Arroyo willow woodland/forest (Veg. Classification Class A, Group II – *Salix lasiolepis* Alliance, *Salix lasiolepis/Baccharis salicifolia* Association).

H2 Habitats

The LCP/LIP defines H2 habitats as being habitats of “high biological significance, rarity, and sensitivity that are important for the ecological vitality and diversity of the Santa Monica Mountains Mediterranean Ecosystem”. According to the LCP/LIP, “H2 habitats include large, contiguous areas of coastal sage scrub and chaparral-dominated habitats”, as well as habitats that support rare natural communities and special status plant and animal species. H2 habitats found on-site are:

- Chamise (Veg. Classification Class B, Group I – *Adenostoma fasciculatum* Alliance, *Adenostoma fasciculatum/Malosma laurina/Ceanothus megacarpus* Association).

H2 “High Scrutiny” Habitats

As a subcategory of H2 habitats, H2 high scrutiny habitats are those comprised of extra sensitive species and habitats that should be given avoidance priority over other H2 habitats. Specifically, H2 high scrutiny habitats are those that support threatened, endangered, rare and otherwise special status plant and animal species. No H2 high scrutiny habitats are found on-site.

H3 Habitats

H3 habitats consist of “areas that would otherwise be designated as H2 habitat, but the native vegetation communities have been significantly disturbed or removed”. The H3 habitat category further includes “isolated and/or disturbed stands of native tree species (oak, sycamore, walnut, and bay) that do not form a larger woodland or savannah habitat. On-site, H3 habitats include:

- *Eucalyptus* (Veg. Classification Class A, Group II – *Eucalyptus* Alliance, *Eucalyptus* Association);
- Non-native grass and forb lands (Veg. Classification Class C, Group II - II.C.1 – California Annual Grassland Alliance); and,
- Developed and/or landscaped with ornamental species.

Unauthorized Development

In its January 24, 2014 letter, the CCC indicated that portions of the property contain “unpermitted clearing of land and construction of corrals, shade structures, and trails within an Open Space deed-restricted area

inconsistent with the terms and conditions of Coastal Development Permits ("CDP") Nos. 5-85-214 and 4-02-088", according to the CCC. These features on the property are shown in Exhibit K, *Unpermitted Property Features*.

CHARACTERISTICS OF THE SURROUNDING AREA

Surrounding Land Uses

Existing land uses in the vicinity of the site consist of large lot rural residential uses to the east and south, and vacant lands to the north and west. Mulholland Highway is found in the vicinity to the south where it is aligned in an east-west direction.

Open Space Reserves in the Area

According to the Trail Map of the Santa Monica Mountains – Central, published by Tom Harrison Cartography, and the Thomas Bros. map of Los Angeles County, no publically-owned open space abuts or occurs in the vicinity of the property.

POTENTIAL IMPACTS

Approach

The assessment of impacts to biological resources has a forensic element, in that the unpermitted clearing of land and construction of corrals, shade structures, and trails within an Open Space deed-restricted area inconsistent with the terms and conditions of Coastal Development Permits ("CDP") Nos. 5-85-214 and 4-02-088 inadvertently occurred. Combined with the proposed guest house, this assessment was based on an evaluation of the extent and sensitivity of natural communities that had been affected by unpermitted activities and would be potentially affected by the guest house project.

Impacts to Vegetation and Wildlife

The primary impacts of clearing/grubbing, grading, and construction are the removal or disruption of habitat and the direct loss or displacement of wildlife, depending on a particular species' mobility. In either case, the result will be a net loss in localized wildlife populations. The unpermitted clearing and construction encompassed an area of approximately 1.14 acres, including corrals, shade structures, exercise ring, and paths/trails (see Exhibit K, *Unpermitted Property Features*). None of these features appear in the 2006 and earlier imagery. In the 2007 imagery the corrals and exercise ring are apparent followed by the shade structures in the 2008 imagery. In addition, a winding path appears to the immediate east of the blueline stream in the 2008 image. Finally, a corral area in the paddock in the western portion of the property is seen for the first time in the 2009 image. The exercise ring is within a "restricted zone", the corrals, shade structures and paths are within a "no-build zone", and the corral in the paddock area is not in any designated zone. Whereas, these features were constructed without permits, a

settlement between the property owner and the CCC must consider the actual impacts to biological resources, including native vegetation, habitat, and special status species.

Those unpermitted features that actually affected native vegetation were the paths that appeared after 2006. These features resulted in the clearing of only .03 acre of mixed chaparral. The paddock corral, corrals and shade structure and exercise ring were all constructed in areas that were cleared/disturbed as early as 1928 and maintained in a cleared condition almost continuously until today. Following is an annotated listing of historical disturbances on site, as interpreted by the historical aerial photographs provided in Exhibit E:

1928 – majority of property appears cleared and planted with non-native eucalyptus trees, likely for livestock rangeland and shade; note demarcation between cleared land and scrubland immediately to the northeast.

1944 – cleared areas appear to remain as they were in 1928, except areas in the eastern portion of the property appear more intensely disturbed and eucalyptus are larger.

1956 – little change in conditions from 1944.

1964 – again, little change in conditions from prior years; maintenance of cleared areas around eucalyptus trees apparent.

1976 – property conditions unchanged except for a road aligned east to west along the property's northern boundary.

1982 – although difficult to see, conditions remain unchanged from 1976.

1989 – property conditions appear to be the same, with the paddock area and areas around the eucalyptus trees maintained as clear.

1994 – paddock area clearly remains unchanged; area around eucalyptus trees difficult to interpret.

2002 – conditions unchanged; dense vegetation where eucalyptus are found is likely tree canopies of eucalyptus; planted ornamental pines may be the shorter vegetation; building pad for existing residence graded.

2003 – no change in conditions from 2002.

2004 – no change in conditions; eucalyptus clearly visible in contrast to darker vegetation that may be growing ornamental pines.

2005 – residence under construction; cleared areas around eucalyptus clearly apparent; paddock area maintained as cleared.

2006 – property conditions unchanged; residence and yard finished.

2007 – corrals not yet with shade structures and exercise ring appear west of the residence; paddock maintained.

2008 shade structures added to corrals; four coast live oak cultivars planted along yard perimeter; winding path immediately east of blueline stream apparent for the first time; access to paddock area from unimproved road along north boundary added.

2009 – pool has been added to the yard; winding path cleared and maintained; corral type structure constructed in paddock area; areas around eucalyptus kept cleared.

2010 to 2013 – property conditions maintained except corral in paddock area that appears to have been improved for equestrian use.

It is also important to note that the paddock corral and corrals with shade structures are located within areas designated in the County LCP as H3 habitat; that is, areas where the native vegetation has been removed. Thus, of the 1.14 acres disturbed by unpermitted development, 1.11 acres possessed little, if any, biological importance and certainly no significant or sensitive resources. Along the same lines, the proposed guest house is to be located immediately north of the existing residence within the footprint of the existing yard and some 500 feet away from the H1 habitat and H1 habitat 100-foot buffer associated with the blueline stream. It is also located some 200 feet away from any surrounding mixed chaparral that may otherwise be affected by fuel modification.

Based on the above, the unpermitted development on the property did not result in significant impacts to native vegetation or wildlife; and, the proposed guest house will not result in significant impacts to native vegetation or wildlife.

Potential Impacts to Sensitive Resources

As discussed above, no State or federal rare, endangered or threatened plant species were observed or are expected to occur within the area of the property that was affected by the unpermitted development or is proposed to be affected by the guest house. Therefore, no impacts to these “highest sensitivity” resources are expected.

Similarly, no State or federal rare, endangered or threatened animal species were observed or are expected to occur in areas affected by the unpermitted development and proposed guest house. Therefore, no impacts to these “highest sensitivity” resources are expected.

Potential Impacts to Downstream Riparian Habitats

All soil surface disturbance activities have the potential to result in erosion and sedimentation in downstream areas. In addition, at some point in all watersheds the development of impervious surfaces has the potential to reach some percentage of watershed area that triggers the breakdown and loss of stability in its main stem drainage and its tributaries. As a watershed, Cold Creek and its tributaries are not densely developed with impervious surfaces and the unpermitted development and proposed guest house are not expected to cause the cumulative impacts from impervious surfaces to exceed or even approach the trigger point.

RECOMMENDED CONSERVATION GUIDELINES

Although the analysis presented above accurately characterizes all of the previous and proposed impacts from the project as being less than significant, it should be recognized that region-wide conservation guidelines are warranted in light of region-wide conservation planning programs. In addition, adequate measures to protect Malibu Creek, Cold Creek and their tributaries from sedimentation should be implemented. Therefore, it is recommended that the following guidelines be incorporated into the proposed guest house construction.

Erosion Control

1. Best management practices should be implemented to control erosion from cleared areas and to avoid sedimentation in downstream drainages.
2. In order to prevent the introduction of non-native, invasive species, sterile straw waddles should be installed, as necessary, across cleared areas as part of the erosion control measures.

Siting of Guest House

3. The siting of the guest house should remain, as proposed, on existing, previously disturbed area

Design of Guest House

4. Exterior lighting within and around the residence should be restricted to low-intensity features that are low-lying, directed away from nearby habitat areas, and/or shielded.
5. Closed-style fencing, if any, should be limited to that necessary to enclose the yard and swimming pool areas immediately surrounding the guest house and residence. All other property fencing should be open in structure to allow the easy passage of wildlife through the site.

Landscaping

6. Ornamental and decorative landscape plantings should be limited to the area immediately surrounding the guest house should emphasize plant palettes that require minimal irrigation so as to control and/or limit the ability of invasive plants and animals (such as the Argentine ant) to establish themselves on site. An appropriate and recommended source for plant palettes for this purpose would be the Drought-Tolerant Perennial Plants Native to Los Angeles County & Surrounding Areas, Approved for Use in Landscaping and Revegetation, Master List maintained by the Los Angeles County Department of Regional Planning.
7. Plant palettes for ornamental plantings should not include any species that are invasive, as listed in California Exotic Pest Plant Control's (CalEPPC) Exotic Pest Plants of Greatest Concern in California (CalEPPC, October 1999).

Regarding the unpermitted development, there are no biological reasons to remove it. The paddock corral and corrals with shade structures had no effect on native vegetation and habitats and restoration to historical conditions would only produce ruderal/non-native grassland and ornamental woodland vegetation with little biological value. If the winding path is to be restored, a palette of plant species found in the mixed chaparral on site should be used.

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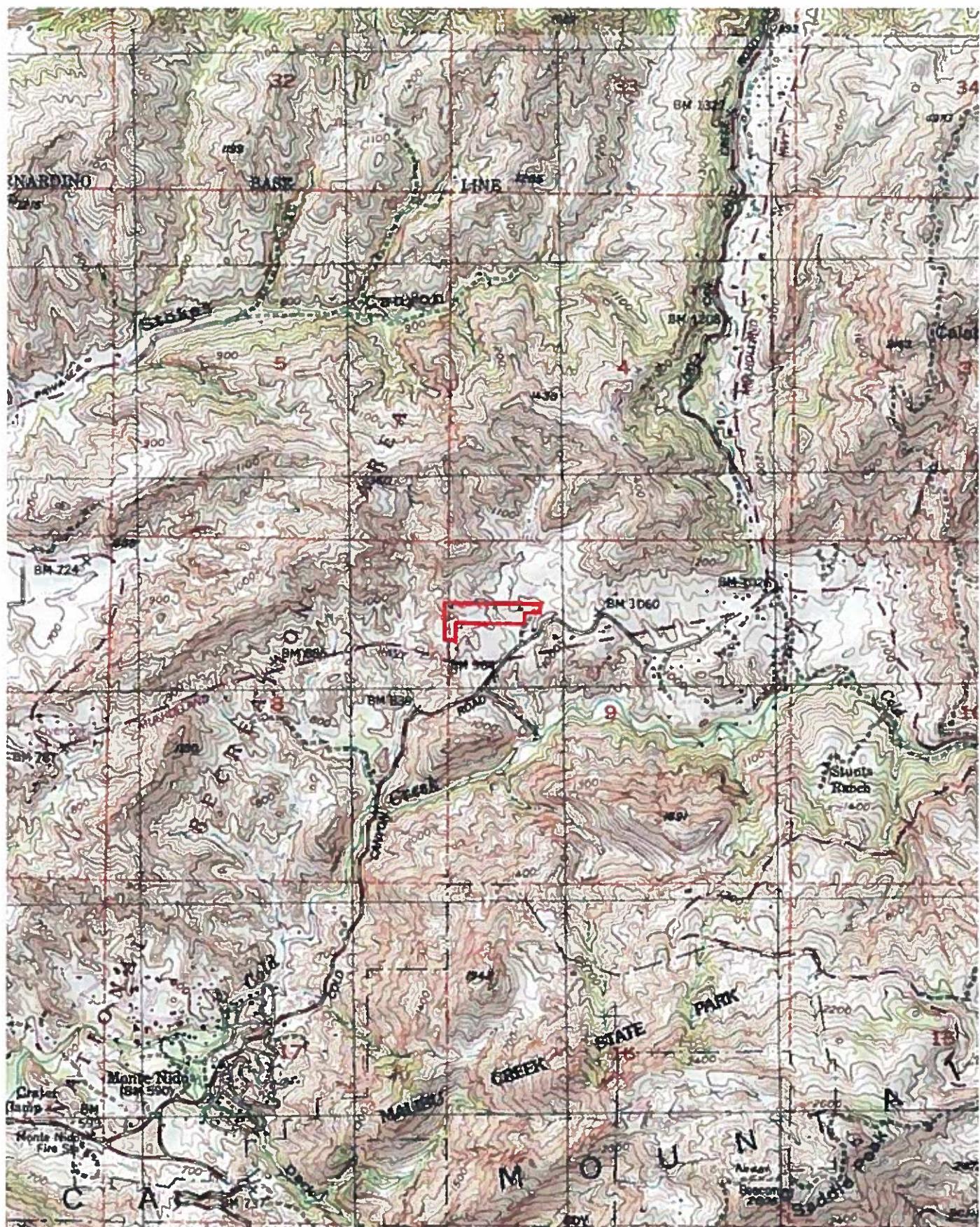
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Exhibit A – Regional Map

**2003 Delphine Lane
Calabasas, CA**



Regional Map

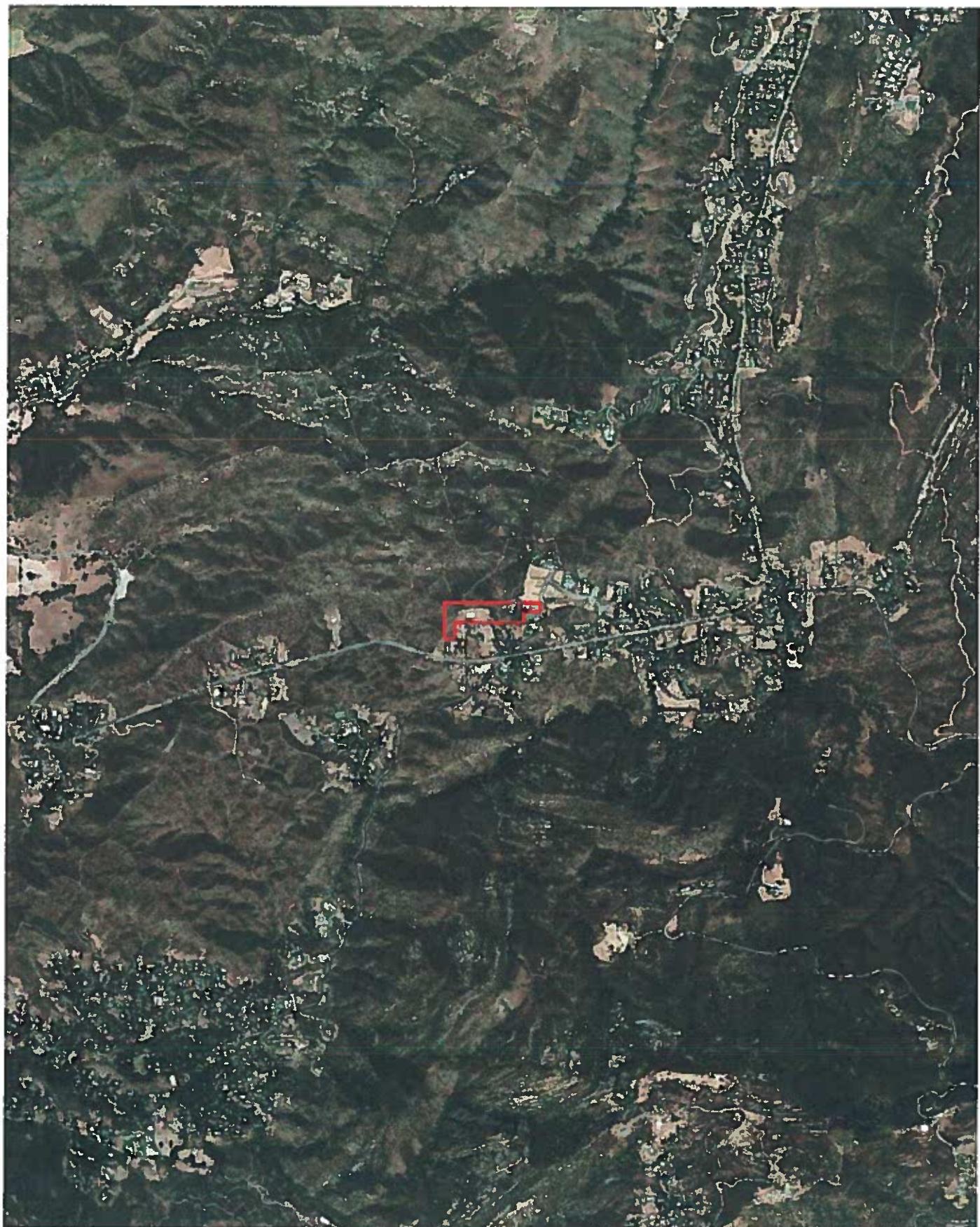
2003 Delphine Lane, Calabasas

Exhibit

A

Exhibit B – Regional Aerial Photograph

**2003 Delphine Lane
Calabasas, CA**



Regional Aerial Photograph

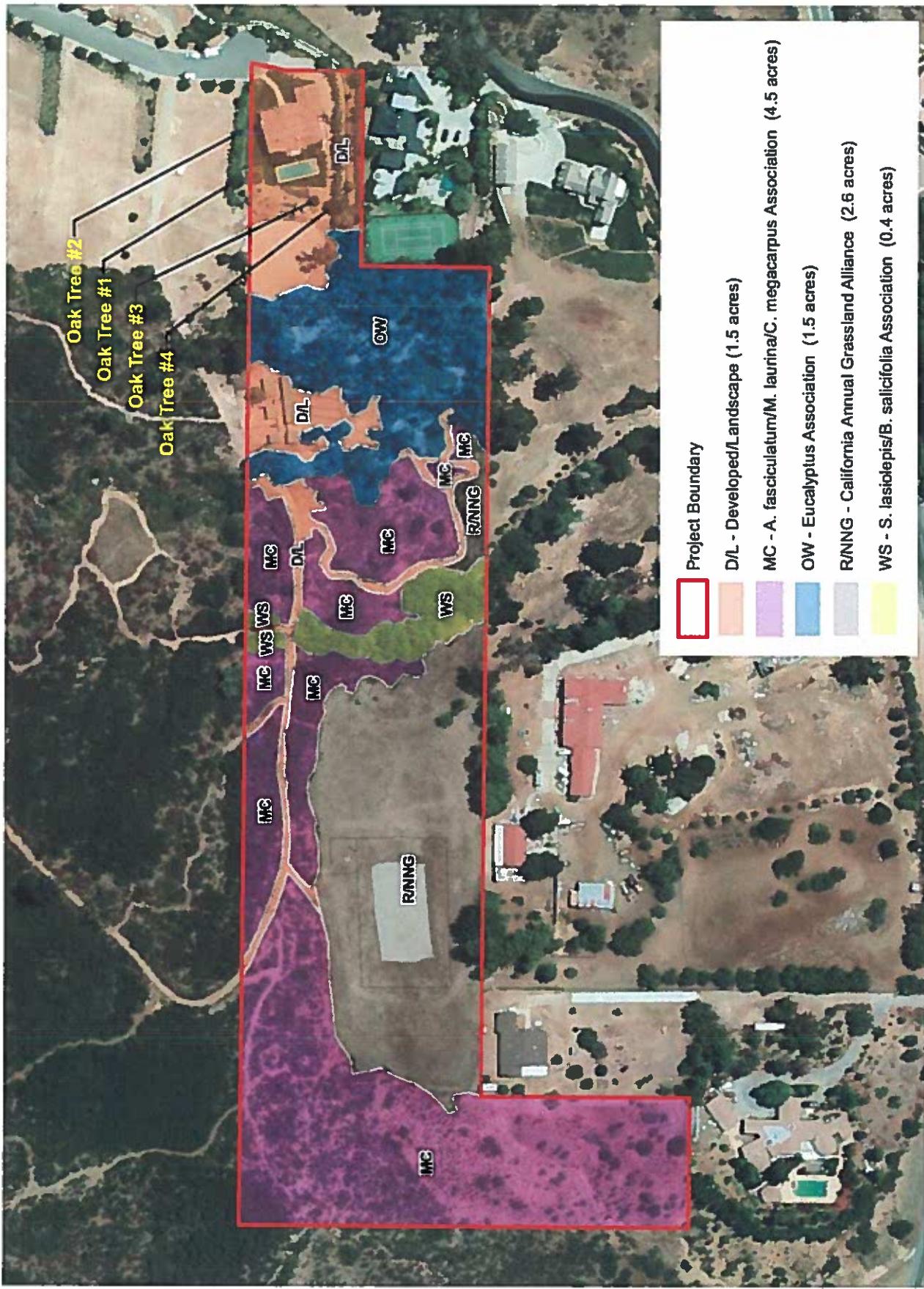
2003 Delphine Lane, Calabasas

Exhibit

B

Exhibit C – Vegetation Map

**2003 Delphine Lane
Calabasas, CA**



Exhibit

C

Vegetation Map

2003 Delphine Lane, Calabasas

Exhibit D – Site Photographs

**2003 Delphine Lane
Calabasas, CA**



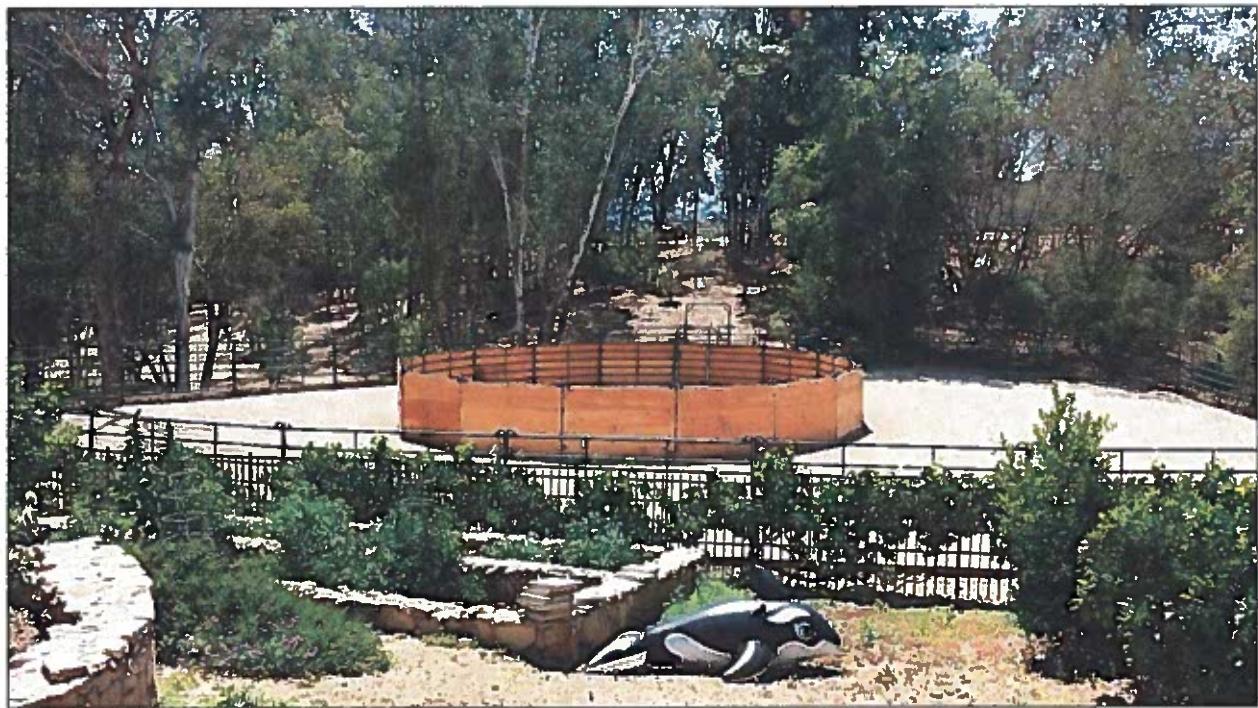
Exhibit

D

Site Photographs Index

2003 Delphine Lane, Calabasas





Photograph 1: Exercise ring and ornamental woodland.



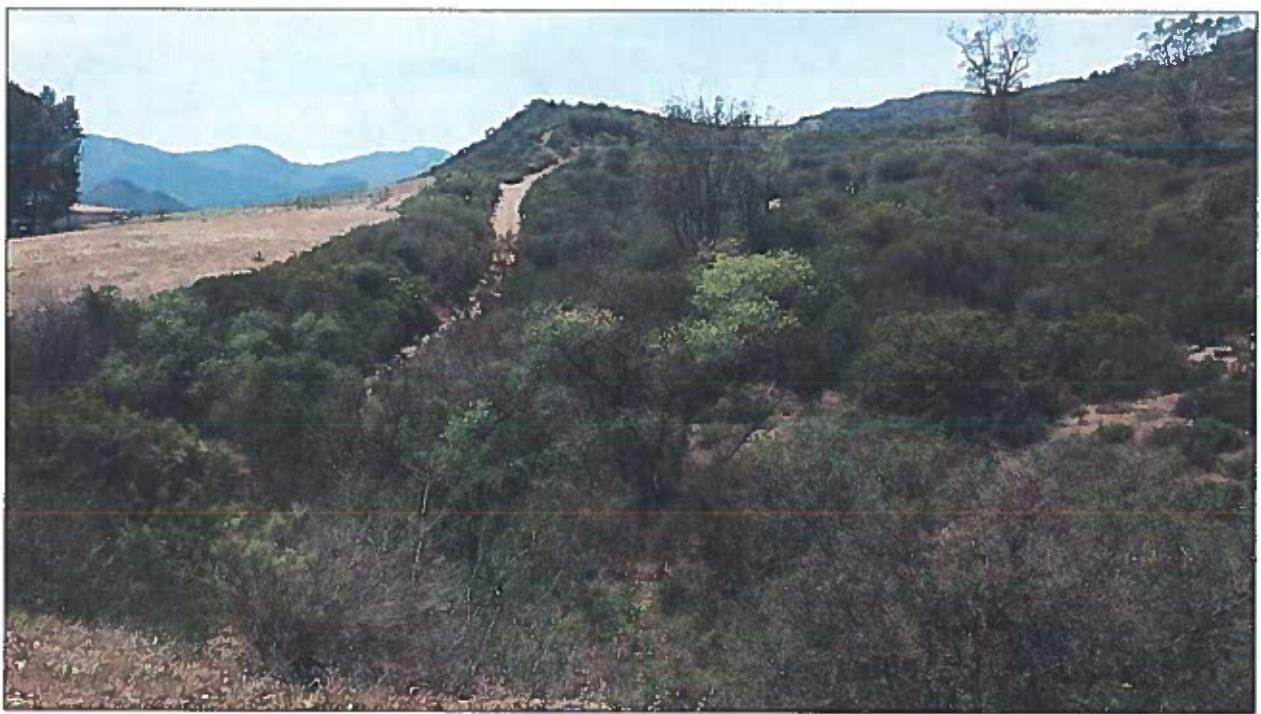
Photograph 2: Corrals with shade structures and ornamental woodland.

Site Photographs

2003 Delphine Lane, Calabasas

Exhibit

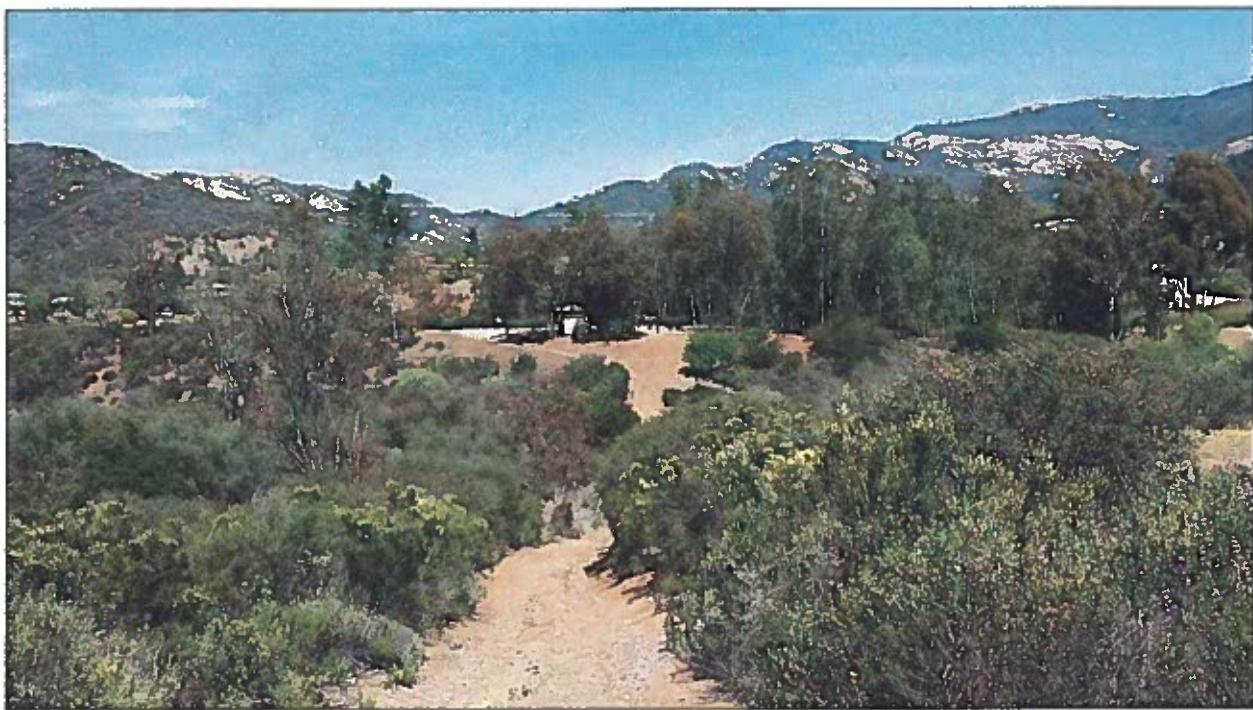
D



Photograph 3: Mixed chaparral adjacent to paddock area.



Photograph 4: Corral in paddock area.



Photograph 5: Mixed chaparral in foreground and ornamental woodland in background.



Photograph 6: Paddock area corral interior.

Site Photographs

2003 Delphine Lane, Calabasas

Exhibit

D



Photograph 7: Willow scrub.



Photograph 8: Willow scrub.

Exhibit E – Historical Aerial Photographs

**2003 Delphine Lane
Calabasas, CA**



Historical Aerial Photograph-1928

Exhibit
E

2003 Delphine Lane, Calabasas

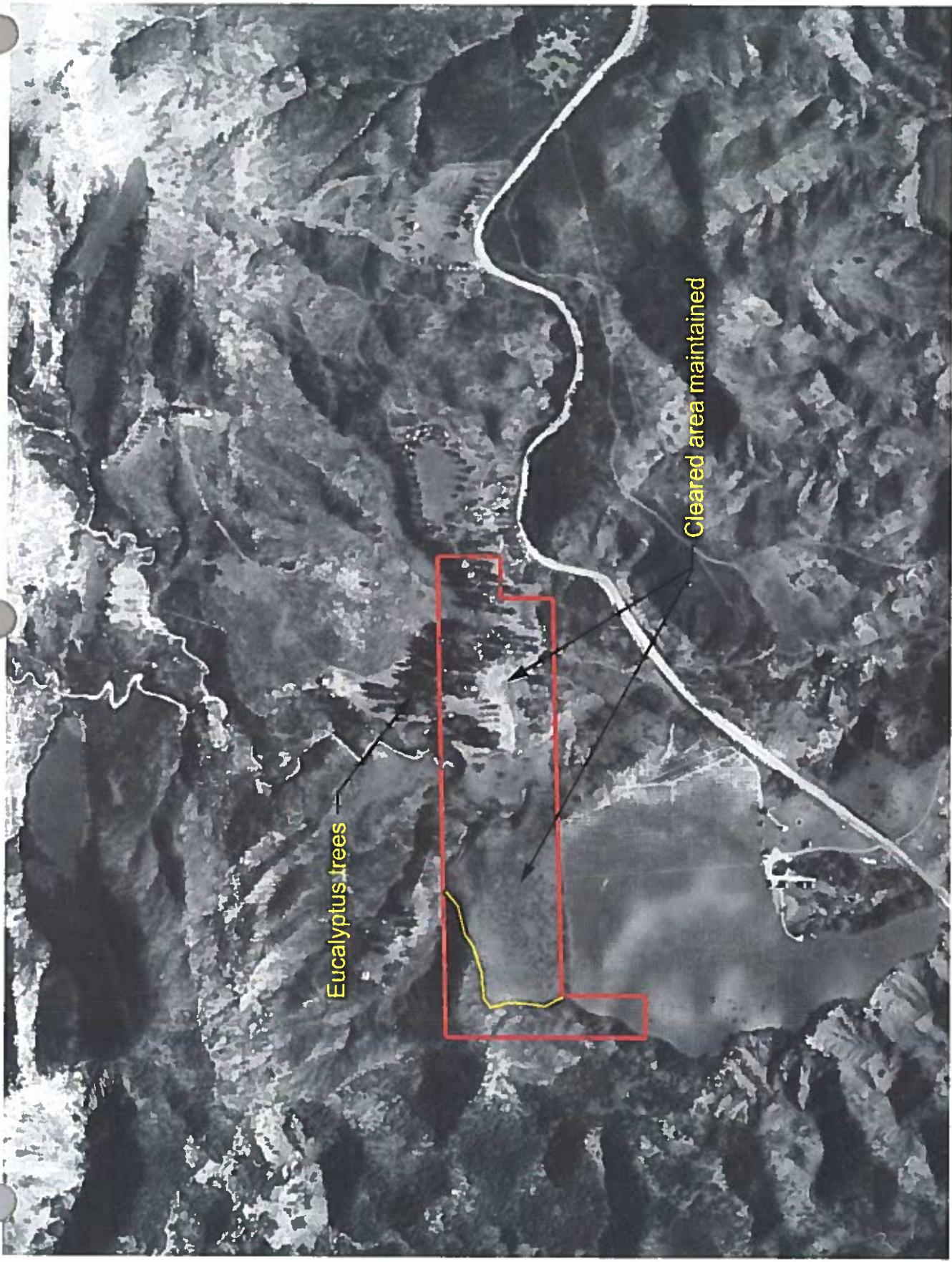


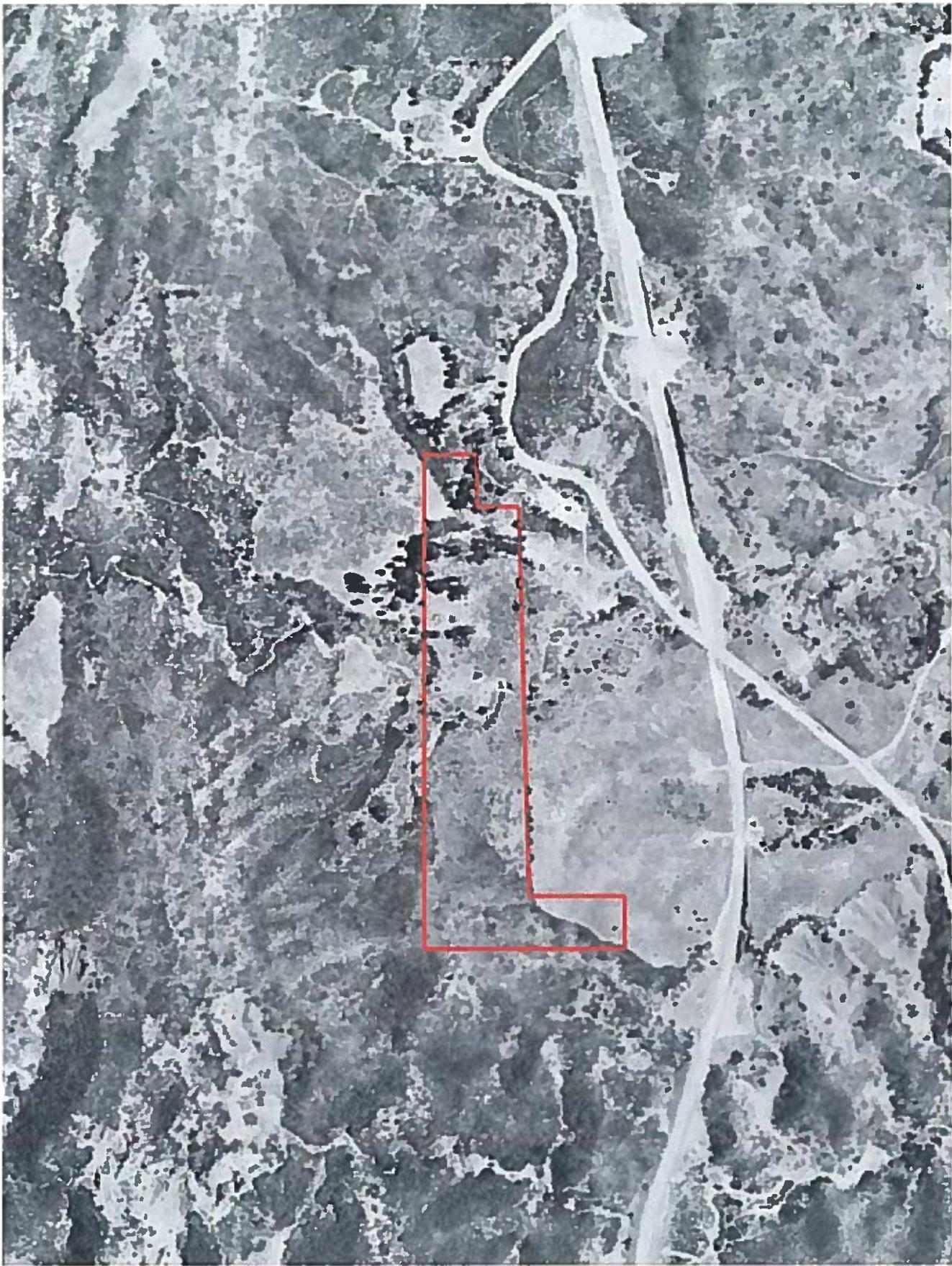
Historical Aerial Photograph-1944

Exhibit

E

2003 Delphine Lane, Calabasas





Historical Aerial Photograph-1956

Exhibit

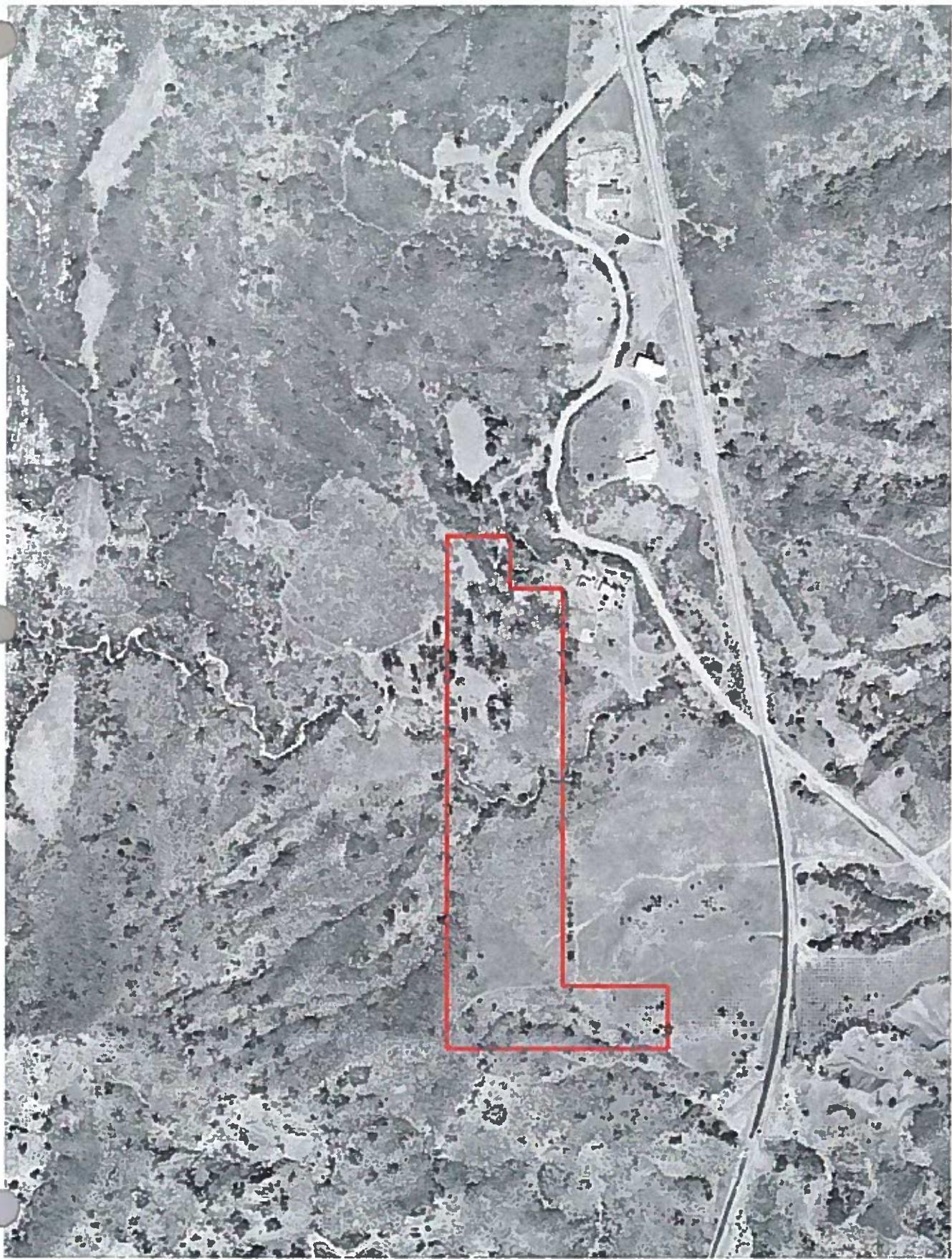
E

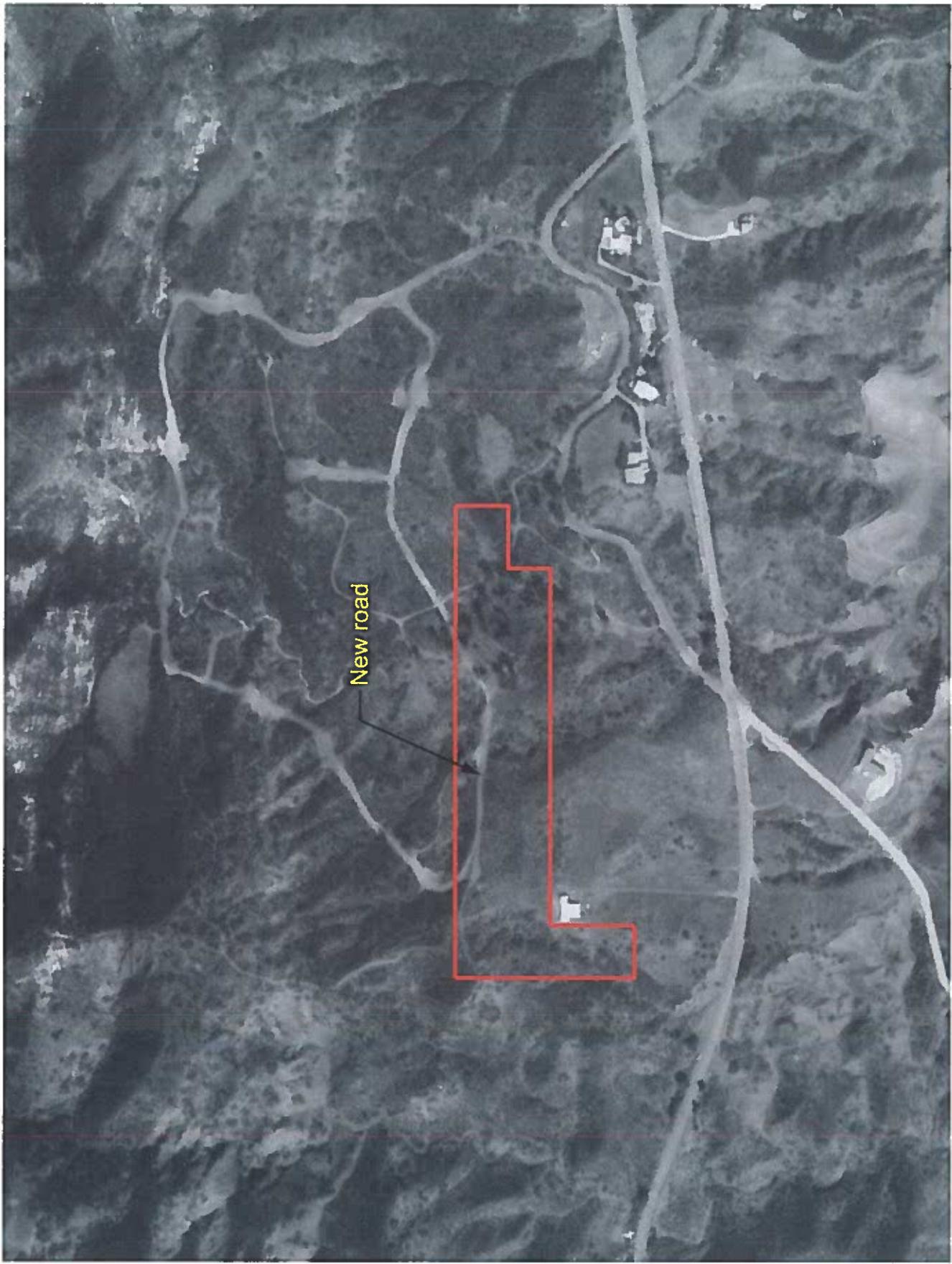
2003 Delphine Lane, Calabasas

Exhibit
E

Historical Aerial Photograph-1964

2003 Delphine Lane, Calabasas





Historical Aerial Photograph-1976

Exhibit
E

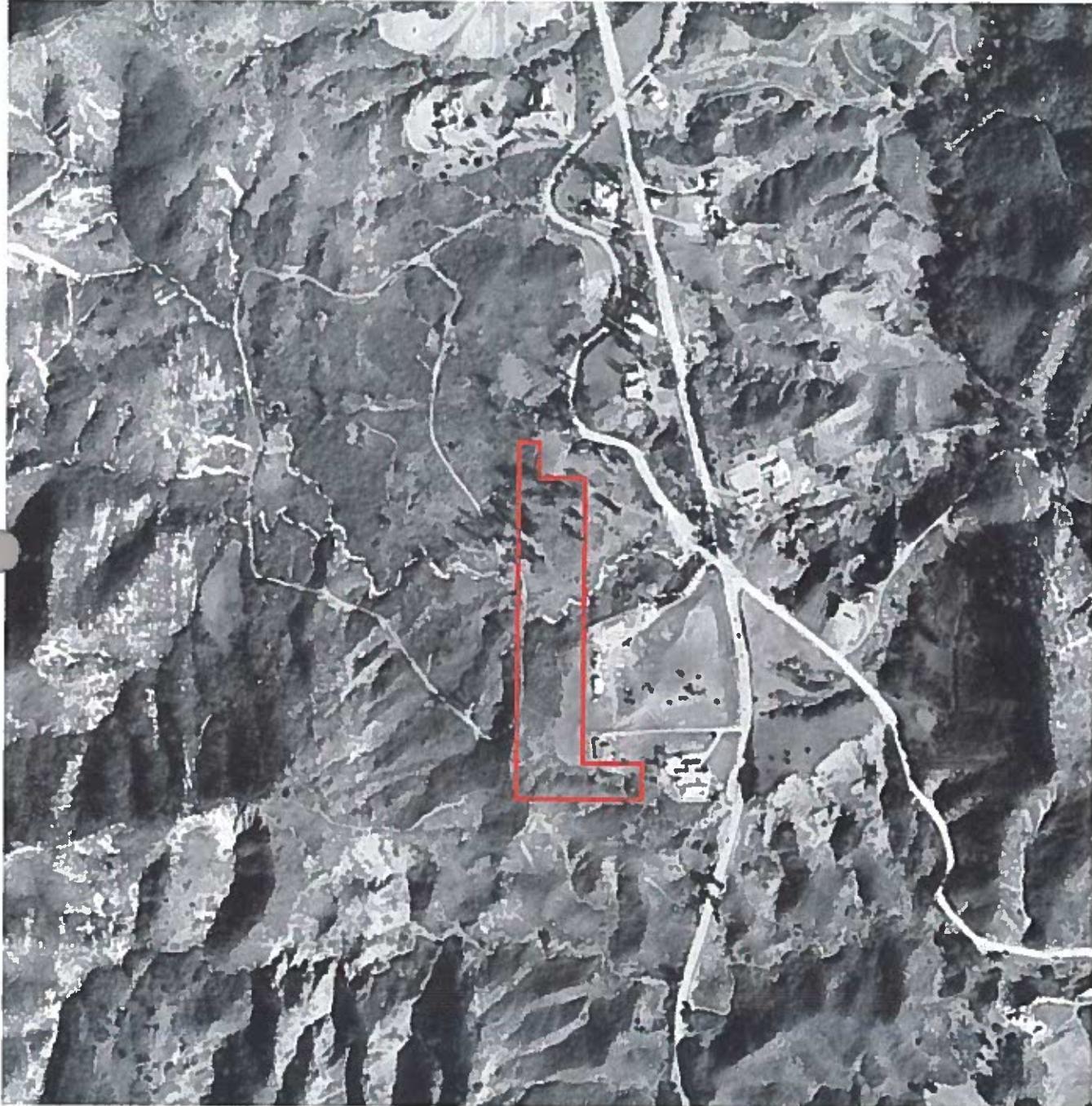
2003 Delphine Lane, Calabasas



Exhibit
E

Historical Aerial Photograph-1982

2003 Delphine Lane, Calabasas



Google earth



Historical Aerial Photograph-1989

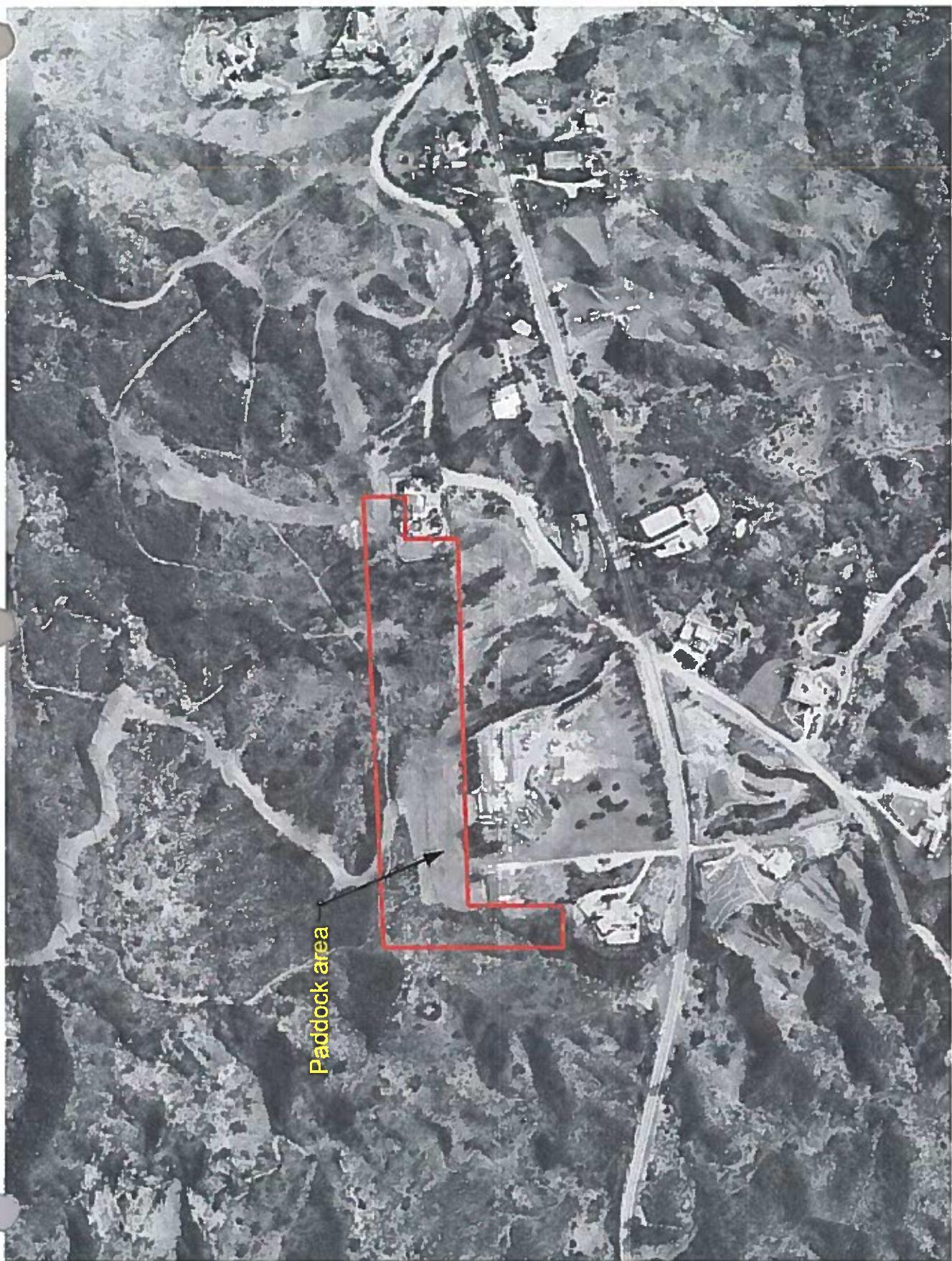
Exhibit

E

2003 Delphine Lane, Calabasas

Historical Aerial Photograph-1994

2003 Delphine Lane, Calabasas



Historical Aerial Photograph-2001

2003 Delphine Lane, Calabasas





Historical Aerial Photograph-2002
2003 Delphine Lane, Calabasas

Exhibit E

Historical Aerial Photograph-2003

2003 Delphine Lane, Calabasas



Historical Aerial Photograph-2004
2003 Delphine Lane, Calabasas

Exhibit E





Google earth

Historical Aerial Photograph-2005

Exhibit

E

2003 Delphine Lane, Calabasas





Residence under construction

Google earth



Historical Aerial Photograph-2005

2003 Delphine Lane, Calabasas

Exhibit

E



Historical Aerial Photograph-2006

2003 Delphine Lane, Calabasas

Exhibit

E



Exhibit
E

Historical Aerial Photograph-2007

2003 Delphine Lane, Colabasse





Historical Aerial Photograph-2008

Exhibit

E

2003 Delphine Lane, Calabasas



Google earth

Historical Aerial Photograph-2009
2003 Delphine Lane, Calabasas

Exhibit

E

Historical Aerial Photograph - 2010

Exhibit

E

2003 Delphine Lane, Calabasas



Historical Aerial Photograph-2011

2003 Delphine Lane, Calabasas

Exhibit

E



Exhibit
E

Historical Aerial Photograph-2013
2003 Delphine Lane, Calabasas



Google earth



Exhibit F – Plant and Wildlife Species Inventory

**2003 Delphine Lane
Calabasas, CA**

Plant Species

GYMNOSPERMS

SCIENTIFIC NAME	COMMON NAME
Pinaceae <i>Pinus sp.</i>	Pine Family ornamental pine

ANGIOSPERMS (DICOTYLEDONS)

SCIENTIFIC NAME	COMMON NAME
Anacardiaceae <i>Malosma laurina</i>	Sumac Family laurel sumac
* <i>Schinus molle</i>	Peruvian peppertree
<i>Toxicodendron diversilobum</i>	Pacific poison oak
Apiaceae * <i>Foeniculum vulgare</i>	Carrot Family sweet fennel
Asclepiadaceae <i>Asclepias californica</i>	Milkweed Family California milkweed
Asteraceae <i>Achillea millefolium</i>	Aster Family common yarrow
<i>Ambrosia psilostachya</i>	western ragweed
<i>Artemisia californica</i>	California sagebrush
<i>Baccharis pilularis</i>	coyotebrush
<i>Baccharis plummerae</i>	Plummer's baccharis
<i>Baccharis salicifolia</i>	mule fat
* <i>Centaurea melitensis</i>	tocalote/ Maltese star-thistle
* <i>Conyza canadensis</i>	Canadian horseweed
<i>Deinandra fasciculata</i>	fascicled tarplant
<i>Ericameria ericoides</i>	California goldenbush
<i>Hazardia squarrosa</i>	sawtooth goldenbush
* <i>Helianthus annuus</i>	common sunflower
<i>Heterotheca grandiflora</i>	telegraphweed
<i>Lactuca serriola</i>	prickly lettuce
<i>Stephanomeria exigua</i>	small wirelettuce
<i>Taraxacum californicum</i>	California dandelion
Boraginaceae <i>Plagiobothrys canescens</i>	Borage Family valley popcornflower
Brassicaceae	Mustard Family
* <i>Brassica nigra</i>	black mustard
* <i>Hirschfeldia incana</i>	shortpod mustard
* <i>Sisymbrium irio</i>	London rocket
Cactaceae <i>Opuntia basilaris</i>	Cactus Family beavertail cactus
<i>Opuntia prolifera</i>	coastal cholla

Plant Species

ANGIOSPERMS (DICOTYLEDONS)

SCIENTIFIC NAME	COMMON NAME
Capparaceae <i>Peritoma arborea</i>	Caper Family bladderpod
Chenopodiaceae <i>Atriplex semibaccata</i>	Goosefoot Family Australian saltbush
Cistaceae <i>Cistus incanus</i> <i>Cistus ladanifer</i> <i>Cistus monspeliensis</i> <i>Cistus salvifolius</i> <i>Halimium lasianthum</i> <i>Helianthemum greenei</i> <i>Helianthemum scoparium</i> <i>Xolantha guttata</i>	Rock-Rose Family hairy rockrose common gum cistus Montpelier cistus salvia cistus Lisbon false sun-rose island rushrose Bisbee Peak rush-rose European frostweed
Convolvulaceae <i>Calystegia atriplicifolia</i> <i>Calystegia collina</i> <i>Calystegia longipes</i> <i>Calystegia macrostegia</i> <i>Calystegia malacophylla</i> <i>Calystegia occidentalis</i> <i>Calystegia peirsonii</i> <i>Calystegia purpurata</i> <i>Calystegia sepium</i> <i>Calystegia silvatica</i> <i>Calystegia soldanella</i> <i>Calystegia stebbinsii</i> <i>Calystegia subacaulis</i> <i>Convolvulus althaeoides</i> <i>Convolvulus arvensis</i> <i>Convolvulus equitans</i> <i>Convolvulus tricolor</i> <i>Cressa truxillensis</i> <i>Dichondra donelliana</i> <i>Dichondra micrantha</i> <i>Dichondra occidentalis</i> <i>Ipomoea aquatica</i> <i>Ipomoea cairica</i> <i>Ipomoea indica</i> <i>Ipomoea lacunosa</i> <i>Ipomoea nil</i> <i>Ipomoea purpurea</i> <i>Ipomoea purpurea</i> <i>Ipomoea triloba</i>	Morning-Glory Family nightblooming false bindweed coast range false bindweed Paiute false bindweed California bindweed Sierra false bindweed chaparral false bindweed Peirson's false bindweed Pacific false bindweed hedge false bindweed shortstalk false bindweed seashore false bindweed Stebbin's false bindweed hillside false bindweed mallow bindweed field bindweed Texas bindweed dwarf morning-glory spreading alkaliweed California pongsfoot Asian pongsfoot western pongsfoot swamp morning-glory mile a minute vine oceanblue morning-glory whitestars whiteedge morning-glory tall morning-glory common morning-glory littlebell
Crassulaceae <i>Dudleya lanceolata</i>	Stonecrop Family lanceleaf liveforever

Plant Species

ANGIOSPERMS (DICOTYLEDONS)

SCIENTIFIC NAME	COMMON NAME
Cucurbitaceae <i>Cucurbita foetidissima</i> <i>Marah macrocarpus</i>	Gourd Family Missouri gourd Cucamonga manroot
Cuscutaceae <i>Cuscuta californica</i>	Dodder Family California dodder
Ericaceae <i>Arctostaphylos glandulosa</i>	Heath Family Eastwood's manzanita
Euphorbiaceae <i>Croton californicus</i> * <i>Euphorbia crenulata</i> * <i>Ricinus communis</i>	Spurge Family California croton Chinese caps castor bean
Fabaceae <i>Acmispon glaber</i> var. <i>glaber</i> * <i>Medicago polymorpha</i>	Legume Family deerweed bur clover
Fagaceae <i>Quercus agrifolia</i> <i>Quercus berberidifolia</i>	Oak Family coast live oak scrub oak
Geraniaceae * <i>Erodium cicutarium</i>	Geranium Family redstem stork's bill
Grossulariaceae <i>Ribes speciosum</i>	Gooseberry Family fuchsia-flowered gooseberry
Lamiaceae <i>Salvia mellifera</i> <i>Trichostema lanatum</i> <i>Trichostema lanceolatum</i>	Mint Family black sage woolly bluecurls vinegarweed
Malvaceae <i>Malacothamnus fasciculatus</i> * <i>Malva parviflora</i>	Mallow Family chaparrel bushmallow cheeseweed
Myrtaceae * <i>Eucalyptus</i> sp.	Myrtle Family gum tree
Oleaceae * <i>Olea europaea</i>	Olive Family olive
Orobanchaceae <i>Castilleja affinis</i> <i>Castilleja exserta</i>	Broom-rape Family coast paintbrush purple owl's-clover
Papaveraceae <i>Eschscholzia californica</i>	Poppy Family California poppy
Polygonaceae <i>Chorizanthe staticoides</i> <i>Eriogonum fasciculatum</i>	Buckwheat Family turkish rugging California buckwheat

Plant Species

ANGIOSPERMS (DICOTYLEDONS)

SCIENTIFIC NAME	COMMON NAME
• <i>Rumex crispus</i>	curly dock
Rhamnaceae	Buckthorn Family
<i>Ceanothus cuneatus</i>	buck brush
<i>Ceanothus megacarpus</i>	big-podded ceanothus
Rosaceae	Rose Family
<i>Adenostoma fasciculatum</i>	chamise
<i>Cercocarpus betuloides</i>	birch-leaf mountain-mahogany
<i>Heteromeles arbutifolia</i>	toyon
<i>Holodiscus discolor</i>	oceanspray
Salicaceae	Willow Family
<i>Salix lasiolepis</i>	arroyo willow
Solanaceae	Nightshade Family
• <i>Nicotiana glauca</i>	tree tobacco
<i>Solanum xanti</i>	chaparral nightshade

ANGIOSPERMS (MONOCOTYLEDONS)

SCIENTIFIC NAME	COMMON NAME
Agavaceae	Agave Family
<i>Hesperoyucca whipplei</i>	chaparral yucca
Iridaceae	Iris Family
<i>Sisyrinchium bellum</i>	blue-eyed-grass
Liliaceae	Lily Family
<i>Calochortus catalinae</i>	Catalina mariposa lily
Poaceae	Grass Family
<i>Avena sp.</i>	oat
• <i>Bromus diandrus</i>	ripgut grass
• <i>Bromus hordeaceus</i>	soft chess
• <i>Bromus madritensis ssp. rubens</i>	foxtail chess
<i>Elymus condensatus</i>	giant wild rye
<i>Hordeum vulgare</i>	barley

Wildlife Species

AMPHIBIANS

SCIENTIFIC NAME	COMMON NAME
Bufonidae <i>Anaxyrus boreas</i>	True Toads western toad
Hylidae <i>Pseudacris cadaverina</i>	Treefrogs California treefrog
Plethodontidae <i>Batrachoseps attenuatus</i>	Lungless Salamanders California slender salamander

REPTILES

SCIENTIFIC NAME	COMMON NAME
LACERTILIA	LIZARDS
Anguidae <i>Elgaria multicarinatus webbi</i>	Alligator Lizards San Diego alligator lizard
Phrynosomatidae	Zebratail, Earless, Horned, Spiny, Fringe-Toed Lizards
<i>Phrynosoma blainvillii</i> <i>Sceloporus occidentalis</i> <i>Uta stansburiana</i>	Blainville's horned lizard western fence lizard side-blotched lizard
Teiidae <i>Aspidoscelis tigris stejnegeri</i>	Whiptail Lizards coastal whiptail

SERPENTES	SNAKES
Colubridae <i>Coluber flagellum</i> <i>Lampropeltis zonata</i> <i>Pituophis catenifer</i> <i>Salvadora hexalepis</i>	Colubrid Snakes coachwhip California mountain kingsnake gopher snake western patch-nosed snake
Viperidae <i>Crotalus oreganus helleri</i>	Vipers southern Pacific rattlesnake

Wildlife Species

BIRDS

SCIENTIFIC NAME	COMMON NAME
GALLIFORMES	
Odontophoridae <i>Callipepla californica</i>	Quails California quail
ACCIPITRIFORMES	
Cathartidae <i>Cathartes aura</i>	New World Vultures turkey vulture
Accipitridae	Hawks
<i>Accipiter cooperii</i>	Cooper's hawk
<i>Accipiter striatus</i>	sharp-shinned hawk
<i>Buteo jamaicensis</i>	red-tailed hawk
<i>Buteo lagopus</i>	rough-legged hawk
<i>Buteo lineatus</i>	red-shouldered hawk
FALCONIFORMES	
Falconidae <i>Falco sparverius</i>	Falcons American kestrel
COLUMBIFORMES	
Columbidae	Pigeons and Doves
<i>Columba livia</i>	rock dove
<i>Patagioenas fasciata</i>	band-tailed pigeon
<i>Streptopelia chinensis</i>	spotted dove
<i>Zenaida macroura</i>	mourning dove
CUCULIFORMES	
Cuculidae <i>Geococcyx californianus</i>	Cuckoos and Roadrunners greater roadrunner
STRIGIFORMES	
Tytonidae <i>Tyto alba</i>	Barn Owls barn owl
Strigidae <i>Bubo virginianus</i>	True Owls great horned owl
APODIFORMES	
Apodidae <i>Aeronautes saxatalis</i>	Swifts white-throated swift
Trochilidae	Hummingbirds
<i>Calypte anna</i>	Anna's hummingbird
<i>Calypte costae</i>	Costa's hummingbird
<i>Selasphorus sasin</i>	Allen's hummingbird
PICIFORMES	
Picidae <i>Colaptes auratus</i>	Woodpeckers northern flicker

Wildlife Species

Picoides nuttallii
Picoides pubescens

Nuttall's woodpecker
downy woodpecker

PSITTACIFORMES

Psittacidae
* *Amazona viridigenalis*

Parrots
red-crowned parrot

PASSERIFORMES

Tyrannidae
Sayornis nigricans
Sayornis saya
Tyrannus verticalis
Tyrannus vociferans

Tyrant Flycatchers
black phoebe
Say's phoebe
western kingbird
Cassin's kingbird

Corvidae
Aphelocoma californica
Corvus brachyrhynchos
Corvus corax

Jays and Crows
western scrub-jay
American crow
common raven

Alaudidae
Eremophila alpestris

Larks
horned lark

Hirundinidae
Hirundo rustica
Petrochelidon pyrrhonota
Tachycineta thalassina

Swallows
barn swallow
cliff swallow
violet-green swallow

Aegithalidae
Psaltriparus minimus

Bushtits
bushtit

Troglodytidae
Thryomanes bewickii
Troglodytes aedon

Wrens
Bewick's wren
house wren

Polioptilidae
Polioptila caerulea

Gnatcatchers
blue-gray gnatcatcher

Sylviidae
Chamaea fasciata

Wrentits
wrentit

Turdidae
Sialia mexicana
Turdus migratorius

Thrushes
western bluebird
American robin

Mimidae
Mimus polyglottos

Thrashers
northern mockingbird

Sturnidae
* *Sturnus vulgaris*

Starlings
European starling

Parulidae
Geothlypis trichas
Oreothlypis celata
Setophaga coronata

Wood Warblers
common yellowthroat
orange-crowned warbler
yellow-rumped warbler

Emberizidae
Aimophila ruficeps canescens

Emberizine Sparrows and Allies
southern California rufous-crowned sparrow

Wildlife Species

<i>Melospiza melodia</i>	song sparrow
<i>Melozone crissalis</i>	California towhee
<i>Pipilo maculatus</i>	spotted towhee
<i>Zonotrichia leucophrys</i>	white-crowned sparrow
Icteridae	Blackbirds
<i>Euphagus cyanocephalus</i>	Brewer's blackbird
* <i>Molothrus ater</i>	brown-headed cowbird
Fringillidae	Finches
<i>Carpodacus cassini</i>	Cassin's finch
<i>Carpodacus mexicanus</i>	house finch
<i>Spinus psaltria</i>	lesser goldfinch
Passeridae	Old World Sparrows
<i>Passer domesticus</i>	house sparrow

MAMMALS

SCIENTIFIC NAME	COMMON NAME
Cervidae	Deer
<i>Odocoileus hemionus</i>	mule deer
Canidae	Canines
<i>Canis latrans</i>	coyote
<i>Urocyon cinereoargenteus</i>	common gray fox
Didelphidae	Opossums
<i>Didelphis virginiana</i>	Virginia opossum
Felidae	Cats
<i>Lynx rufus</i>	bobcat
<i>Puma concolor</i>	cougar
Geomyidae	Pocket Gophers
<i>Thomomys bottae</i>	Botta's pocket gopher
Heteromyidae	Pocket Mice and Kangaroo Rats
<i>Dipodomys agilis</i>	agile kangaroo rat
<i>Perognathus longimembris</i>	little pocket mouse
<i>Perognathus longimembris brevinasus</i>	Los Angeles pocket mouse
Leporidae	Hares and Rabbits
<i>Sylvilagus auduboni sanctidlegi</i>	Audubon's cottontail
Mephitidae	Skunks
<i>Mephitis mephitis</i>	striped skunk
Molossidae	Free-Tailed Bats
<i>Eumops perotis</i>	western mastiff bat
Muridae	Mice, Rats, and Voles
* <i>Mus musculus</i>	house mouse
<i>Neotoma fuscipes</i>	dusky-footed woodrat
<i>Neotoma fuscipes riparia</i>	San Joaquin Valley woodrat

Wildlife Species

Onychomys torridus ramonia
Peromyscus eremicus
Peromyscus maniculatus

southern grasshopper mouse
cactus mouse
deer mouse

Mustelidae

Mustela frenata

Weasels, Badgers, and Otters
long-tailed weasel

Phyllotomidae

Macrotus californicus

Leaf-Nosed Bats

California leaf-nosed bat

Sciuridae

Spermophilus beecheyi

Squirrels and Chipmunks
California ground squirrel

Vespertilionidae

Corynorhinus townsendii townsendii
Eptesicus fuscus
Euderma maculatum
Pipistrellus hesperus

Evening Bats

Townsend's big-eared bat
big brown bat
spotted bat
western pipistrelle

Exhibit G – Sensitive Plant Species

**2003 Delphine Lane
Calabasas, CA**

EXHIBIT G: SENSITIVE PLANT SPECIES

Special-status plant species reported from the project region¹

Common name Scientific name	Federal status	State status	CRPR	Habitat	Growth form Blooming period*	Potential to occur on-site
Bryophytes						
Norris' beard moss <i>Didymodon norrisii</i>	—	—	2B.2	Intermittently mesic, rocky habitats within dismountane woodland and lower montane coniferous forest communities at approximately 600 m elevation.	Moss N/A	None—suitable habitat (elevation) is not present.
California screw-moss <i>Tortula californica</i>	—	—	1B.2	Sandy soil in chaparral scrub and valley and foothill grassland communities between 10 and 1,460 m elevation.	Moss N/A	None—suitable habitat is not present.
Ferns and allies						
Sonoran maidenhair fern <i>Thelypteris puberula</i> var. <i>sonorensis</i>	—	—	2B.2	Meadows, seeps and streams between 50 and 610 m asl.	Perennial rhizomatous herb January – September	Moderate – this species was not observed within the development footprint (i.e., within the footprint of the proposed structure and fuel modification zones) of appropriate chaparral habitat on site and would have been easily recognized if present. Thus, it is determined not to be present within the project development footprint. Potentially suitable habitat is present outside of the proposed development area.
Dicots						
Braunton's milk-vetch <i>Astragalus brauntonii</i>	FF	—	1B.1	Limited to carbonate soils (limestone outcrop), usually on recent burns or disturbed areas in chaparral, coastal sage scrub, closed-cone forest, and grassland communities between 4 and 640 m asl.	Perennial herb January – August	None—suitable substrate (limestone soils) is not present.
Ventura marsh milk-vetch <i>Astragalus pycnostachyus</i> var. <i>lanosissimus</i>	FF	SE	1B.1	Coastal dunes, coastal scrub, and edges of coastal salt and brackish marsh and swamp communities between 1 and 35 m asl.	Perennial herb June – October	None—suitable substrate (brackish or salty near-shore sandy habitat) is not present.
Coastal dunes milk-vetch	FF	SE	1B.1	Sandy, often vernally mesic habitats in coastal	Annual herb	None—suitable substrate (mesic near-shore sandy habitat) is

¹ For the purposes of database querying, the project region is considered to be the USGS 7.5-minute quadrangle in which the project site is located (Malibu Beach) and the surrounding five quadrangles (Calabasas, Canoga Park, Point Dume, Thousand Oaks, Topanga).

Exhibit G: Sensitive Plant Species

Common name Scientific name	Federal status	State status	CRPR	Habitat	Growth form Blooming period*	Potential to occur on-site
vetch <i>Astragalus tener</i> var. <i>titi</i>				bluff scrub, coastal dune, and coastal prairie communities between 1 and 50 m asl.	March – May	not present.
Coulter's saltbush <i>Atriplex coulteri</i>	—	—	1B.2	Ocean bluffs, ridge tops and alkaline lowlands in coastal bluff scrub, coastal dunes, coastal scrub, and valley and foothill grassland communities between 3 and 460 m asl.	Perennial herb March – October	None—suitable substrate (alkaline near-shore habitat) is not present.
Parish's brittlescale <i>Atriplex parishii</i>	—	—	1B.1	Alkaline soils in chaparral scrub, playas, and vernal pools between 25 and 1,900 m asl.	Annual herb June – October	None—suitable substrate (drying alkaline habitat) is not present.
Davidson's saltscale <i>Atriplex sericeana</i> var. <i>titifolia</i>	—	—	1B.2	Alkaline soils in coastal bluff scrub and coastal scrub between 10 and 200 m asl.	Annual herb April – October	None—suitable substrate (drying alkaline habitat) is not present.
Malibu baccharis <i>Baccharis malibuensis</i>	—	—	1B.1	Chaparral, cismontane woodland, coastal scrub, and riparian woodland communities between 150 and 305 m asl.	Perennial Deciduous shrub August	Moderate – this conspicuous perennial species was not observed within the development footprint (i.e., within the footprint of the proposed structure and fuel modification zones) of appropriate chaparral habitat on site and would have been easily recognized if present. Thus, it is determined not to be present within the project development footprint. Potentially suitable habitat is present outside of the proposed development area.
Round-leaved filaree <i>Californica macrophylla</i>	—	—	1B.1	Clay soils in cismontane woodland, valley and foothill grassland communities between 15 and 1,200 m asl.	Annual herb March – May	Moderate—patches of clay soils may be present within the study area due to the observation of foothill needlegrass grassland, which is often found in association with clay soils. Although this species was not observed on-site, there is a moderate potential for this species to occur. However, suitable clay soils for this species was not found within the development footprint.
Southern tarplant <i>Centromadia parryi</i> ssp. <i>australis</i>	—	—	1B.1	Vernally mesic, often alkaline, habitats in marshes and swamp margins, valley and foothill Grassland, and vernal pool communities between 0 and 427 m asl.	Annual herb May – November	None—suitable substrate (mesic, alkaline habitat) is not present.
Salt marsh bird's-beak <i>Chorizanthe maritima</i> ssp. <i>maritima</i>	FE	SE	1B.2	Coastal dunes, marshes and swamps between 0 and 30 m asl.	Annual herb (hemiparasitic) May – October	None—suitable substrate (mesic near-shore sandy habitat) is not present.
San Fernando Valley spineflower <i>Chorizanthe parryi</i> var. <i>fermaniana</i>	FC	SE	1B.1	Sandy soils in coastal scrub and valley and foothill Grassland communities between 150 and 1,220 m asl.	Annual herb April – July	Presumed absent—not known from the Santa Monica Mountains. The closest record is located to the north on Laskey Mesa of the Simi Hills in Ventura County.
Parry's spineflower <i>Chorizanthe parryi</i>	—	—	1B.1	Sandy or rocky habitats and openings in chaparral, cismontane woodland, coastal scrub, valley and foothill grassland communities	Annual herb April – June	Moderate – this conspicuous blooming species was not observed within the development footprint (i.e., within the footprint of the proposed structure and fuel modification zones).

Exhibit G: Sensitive Plant Species

Common name Scientific name	Federal status	State status	CRPR	Habitat	Growth form Blooming period*	Potential to occur on-site
<i>var. parryi</i>				between 275 and 1,220 m asl.		of appropriate chaparral habitat on site and would have been easily recognized if present. Thus, it is determined not to be present within the project development footprint. Potentially suitable habitat is present outside of the proposed development area. None—outside of the elevation range of this species.
Santa Susana tarplant <i>Dehnandra minthornii</i> ²	—	Rare	1B.2	Sandstone outcrops and crevices in chaparral and coastal scrub communities between 280 and 760 m asl.	Perennial Deciduous shrub July – November	None—suitable substrate is not present.
Dune larkspur <i>Delphinium parryi</i> ssp. <i>blochmaniae</i>	—	—	1B.2	Maritime chaparral and coastal dunes between 0 and 200 m asl.	Perennial herb April – May	None—suitable substrate (near-shore sandy habitat) is not present.
Beach spectaclepod <i>Dithyrea maritima</i>	—	ST	1B.1	Sandy soils in coastal dune and scrub communities between 3 and 50 m asl.	Rhizomatous herb March – May	None—suitable substrate (near-shore sandy habitat) is not present.
Blochman's dudleya <i>Dudleya blochmaniae</i> ssp. <i>blochmaniae</i>	—	—	1B.1	Rocky, clay or serpentine substrates in coastal bluff scrub, chaparral, coastal scrub, and valley and foothill grassland communities between 5 and 450 m asl.	Perennial herb April – June	Moderate —this species was not observed within the development footprint (i.e., within the footprint of the proposed structure and fuel modification zones) of appropriate chaparral habitat on site and would have been easily recognized if present. Thus, it is determined not to be present within the project development footprint. Potentially suitable habitat is present outside of the proposed development area.
Agoura Hills dudleya <i>Dudleya cymosa</i> ssp. <i>agourensis</i>	FT	—	1B.2	Rocky, volcanic substrates in chaparral and clementane woodland communities between 200 and 500 m asl.	Perennial herb May – June	None—this species only grows on north-facing slopes.
Marcescent dudleya <i>Dudleya cymosa</i> ssp. <i>marcescens</i>	FT	Rare	1B.2	Rocky, volcanic substrates in chaparral communities between 150 and 520 m asl.	Perennial herb April – June	None—this species only grows on north-facing slopes.
Santa Monica dudleya <i>Dudleya cymosa</i> ssp. <i>ovatifolia</i>	FT	—	1B.2	Volcanic, rocky substrates in chaparral and coastal scrub communities between 150 and 1,675 m asl.	Perennial herb March – June	None—this species only grows on north-facing slopes.
Many-stemmed dudleya <i>Dudleya multicaulis</i>	—	—	1B.2	Heavy, often clay, soils in chaparral, coastal scrub, valley and foothill grassland habitats between 15 and 790 m asl.	Perennial herb April – July	None—this species only grows on north-facing slopes.
Conejo dudleya <i>Dudleya parva</i> ³	FT	—	1B.2	Clay or volcanic substrates in coastal scrub and valley and foothill grassland communities	Perennial herb May – June	None—this species only grows on north-facing slopes.

² State listed as *Hemizonia minthornii*; see this current name in *The Jepson Manual*.

Common name Scientific name	Federal status	State status	CRPR	Habitat	Growth form Blooming Period*	Potential to occur on-site
				between 60 and 450 m asl.		
<i>Conejo buckwheat</i> <i>Eriogonum crocatum</i>	—	Rare	1B.2	Conejo volcanic outcrops in chaparral, coastal scrub, valley and foothill grassland communities between 50 and 580 m asl.	Perennial herb April – July	Presumed absent — this species was not observed within the proposed structure and fuel modification zones) of appropriate chaparral habitat on site and would have been easily recognized if present. Thus, it is determined not to be present within the project development footprint. Furthermore, the study area is outside the species' range, as all occurrences lie to the west of the site, in Ventura County.
decumbent goldenbush <i>Isocoma menziesii</i> var. <i>decumbens</i>	—	—	1B.2	Chaparral and in sandy, often disturbed areas in coastal scrub between 10 and 135 m asl.	Perennial shrub April – November	Moderate — this species was not observed within the proposed structure and fuel modification zones) of appropriate chaparral habitat on site and would have been easily recognized if present. Thus, it is determined not to be present within the project development footprint. Potentially suitable habitat is present outside of the proposed development area.
Coulter's goldfields <i>Lasthenia glabrata</i> ssp. <i>coulteri</i>	—	—	1B.1	Alkaline soils in coastal salt marshes and swamps, playas, and vernal pools between 1 and 1,220 m asl.	Annual herb February – June	None—appropriate alkaline wetland and drying habitat is not present on site.
white-veined monardella <i>Monardella</i> <i>hypoleuca</i> ssp. <i>hypoleuca</i>	—	—	1B.3	Chaparral and climentane woodland communities between 50 and 1,525 m asl.	Perennial herb April – December	Presumed absent — this species was not observed within the proposed structure and fuel modification zones) of appropriate chaparral habitat on site and would have been easily recognized if present. Thus, it is determined not to be present within the project development footprint. Furthermore, all known extant occurrences lie to the north of the site.
Ojai navarretia <i>Navarretia ojaiensis</i>	—	—	1B.1	Openings in chaparral, coastal scrub, and valley and foothill grassland communities between 275 and 620 m asl.	Annual herb May – July	Presumed absent — this species was not observed within the proposed structure and fuel modification zones) of appropriate chaparral habitat on site and would have been easily recognized if present. Thus, it is determined not to be present within the project development footprint. Furthermore, the study area is outside the species' range, as all occurrences lie to the west of the site, in Ventura County.
Lyon's pentachaeta <i>Pentachaeta lyoni</i>	FE	SE	1B.1	Rocky and clay soils in openings within chaparral, coastal scrub, and valley and foothill grassland communities between 30 and 630 m asl.	Annual herb March – August	Presumed absent — this species was not observed within the proposed structure and fuel modification zones) of appropriate chaparral habitat on site and would have been easily recognized if present. Thus, it is determined not to be present within the project development footprint. Furthermore, all known extant occurrences lie to the north of the site.

3 Federally-listed as *Dudleya abramsii* ssp. *parva*; see this current name in *The Jepson Manual*.

Exhibit G: Sensitive Plant Species

Common name Scientific name	Federal status	State status	CRPR	Habitat	Growth form Blooming period*	Potential to occur on-site
Salt spring checkerbloom <i>Sida</i> <i>neomexicana</i>	—	—	2B.2	Altai playas and brackish marshes within chaparral, coastal scrub, lower montane coniferous forest, Mojavean desert scrub, and playa communities between 15 and 1,530 m asl.	Perennial herb March – June	None—suitable substrate (drying alkaline or brackish habitat) is not present on site.
California seablite <i>Suaeda californica</i>	FE	—	1B.1	Coastal salt marsh and swamp communities between 0 and 15 m asl.	Perennial evergreen shrub July – October	None—suitable substrate (drying alkaline or brackish habitat) is not present on site.
Monocots						
Slender mariposa lily <i>Calochortus clavatus</i> var. <i>gracilis</i>	—	—	1B.2	Shaded foothill canyons, often on grassy slopes within chaparral and coastal scrub communities between 360 and 1,000 m asl.	Perennial bulbiferous herb March – June	None—outside of the elevation range of this species.
Peninsular nolina <i>Nolina cismontana</i>	—	—	1B.2	Sandstone, shale and gabbro substrates in chaparral and coastal scrub communities between 140 and 1,275 m asl.	Perennial evergreen shrub May – July	None—this conspicuous perennial species was not observed within areas of appropriate habitat on site and would have been easily recognized if present. Thus, it is determined not to be present.
California Orcutt grass <i>Orcuttia californica</i>	FE	SE	1B.1	Vernal pools between 15 and 660 m asl.	Annual herb April – August	None—suitable substrate (vernal pool habitat) is not present.
• Months given in parentheses indicate dates on which unusually early or late flowering records have been reported.						
<u>California Rare Plant Rank</u>						
CNPS Threat Ranks						
0.1: Seriously threatened in California						
0.2: Fairly threatened in California						
0.3: Not very threatened in California						
1A: Presumed extinct in California						
1B: Rare, threatened, or endangered in California and elsewhere						
2: Rare, threatened, or endangered in California, but more common elsewhere						
3: More information needed to determine rarity						
4: Limited distribution						
Federal						
FE: Federally listed as Endangered						
FT: Federally listed as Threatened						
FC: Federal Candidate for listing as Endangered or Threatened						
State						
SE: State listed as Endangered						
ST: State listed as Threatened						
SC: State Candidate for listing as Endangered or Threatened						

Exhibit H – Sensitive Wildlife Species

**2003 Delphine Lane
Calabasas, CA**

EXHIBIT H: SENSITIVE WILDLIFE SPECIES

Special-status animal species reported from the project region¹

Common name Scientific name	Federal status	State status	Other lists	Habitat	Potential to occur on site
Acarinhids					
Gertsch's <i>Socalchemmis</i> spider	—	—	CDFW Special Animals List	Oak woodland. Known only from Brentwood and Topanga Canyon.	None—suitable oak woodland habitat is not present.
Insects					
Santa Monica shieldback katydid <i>Aglaonotus</i> <i>longipennis</i>	—	—	CDFW Special Animals List	Occurs nocturnally in chaparral and canyon stream bottom vegetation in the Santa Monica Mountains. Inhabits introduced iceplant and native chaparral plants. Listed in CDFW Special Animals List as <i>Nedubia longipennis</i> .	Moderate—suitable habitat is present throughout chaparral and ornamental portions of the project site.
Sandy beach tiger beetle <i>Cicindela hirticollis</i> <i>gravidia</i>	—	—	CDFW Special Animals List	Inhabits areas adjacent to non-brackish water along the coast of California from San Francisco Bay to northern Mexico. Clean, dry, light-colored sand in the upper zone. Subterranean larvae prefer moist sand not affected by wave action.	None—suitable near-shore sandy habitat is not present.
Globeose dune beetle <i>Coelus globosus</i>	—	—	CDFW Special Animals List	Inhabitant of coastal sand dune habitats from Bodega Head in Sonoma County to Ensenada, Mexico. Inhabits fore dunes and sand hummocks. Burrows beneath the sand surface and is most common beneath dune vegetation.	None—suitable near-shore sandy habitat is not present.
Monarch butterfly (wintering sites) <i>Danaus plexippus</i>	—	—	CDFW Special Animals List	Roosts located in wind-protected tree groves (especially eucalyptus and Monterey cypress), with nectar and water sources nearby. Winter Roost sites extend along the coast from northern Mendocino County to Baja California, Mexico.	Moderate—this species is most commonly known to roost in eucalyptus or Monterey cypress trees.
Santa Monica grasshopper <i>Trimerotropis</i> <i>occidentalisoides</i>	—	—	CDFW Special Animals List	Known only from the Santa Monica Mountains Found on bare hillsides and along dirt trails in chaparral.	Low—suitable habitat is present within chaparral within the study area.

¹ For the purposes of database querying, the project region is considered to be the USGS 7.5-minute quadrangle in which the project site is located (Malibu Beach) and the surrounding five quadrangles (Calabasas, Canoga Park, Point Dume, Thousand Oaks, Topanga).

Exhibit H: Sensitive Wildlife Species

Common name Scientific name	Federal status	State status	Other lists	Habitat	Potential to occur on site
Fish					
Tidewater goby <i>Eucyclogobius newberryi</i>	FE	SSC	AFS: Endangered	Brackish water habitats along the California coast from Agua Hedionda Lagoon, San Diego County to the mouth of the Smith River. Found in shallow lagoons and lower stream reaches, they need fairly still but not stagnant water & high oxygen levels.	None—aquatic habitats suitable for this species are not present on site.
Arroyo chub <i>Gila orcutti</i>	FSS	SSC	—	Slow water stream sections with mud or sand bottoms. Feeds heavily on aquatic vegetation and associated invertebrates.	None—aquatic habitats suitable for this species are not present on site.
Southern steelhead— southern California DPS <i>Oncorhynchus mykiss irideus</i>	FT	SSC	—	Federal listing refers to populations from the Santa Maria River south to the southern extent of the species range (San Mateo Creek in San Diego County). Southern steelhead likely has greater physiological tolerance of warmer water and more variable conditions than northern subspecies.	None—aquatic habitats suitable for this species are not present on site.
Amphibians					
Arroyo toad <i>Anaxyrus californicus</i>	FE	SSC	—	Rivers, washes or intermittent streams with sandy banks, willows, cottonwoods and sycamores within valley-foothill, desert riparian and desert wash communities in semi-arid regions; loose gravelly areas of streams in drier parts of range.	None—aquatic habitats suitable for this species are not present on site.
California red-legged frog <i>Rana draytonii</i>	FT	SSC	—	Requires 11 to 20 weeks of permanent water for larval development; must have access to aestivation habitat. Occurs in lowlands and foothills in or near permanent sources of deep water with dense, shrubby or emergent riparian vegetation.	None—aquatic habitats suitable for this species are not present on site.
Reptiles					
Silvery legless lizard <i>Anniella pulchra pulchra</i>	FSS	SSC	—	Leaf litter associates with sandy or loose loamy soil of high moisture content under sparse vegetation	Not expected—areas of loose sandy soil of high moisture are not present.
Coastal western whiptail <i>Aspidoscelis tigris stejnegeri</i>	—	—	CDFW Special Animals List	Various habitats in firm, sandy or rocky soils within sparse vegetation, open areas, woodlands and riparian communities of deserts and semi-arid areas.	Moderate—suitable habitat is present throughout undeveloped portions of the study area.
San Bernardino ringneck snake <i>Diadophis punctatus modestus</i>	FSS	—	—	Surface litter or herbaceous vegetation in open, relatively rocky areas, often in somewhat moist areas near intermittent streams.	Moderate
Western pond turtle <i>Emys marmorata</i>	BLMS, FSS	SSC	—	Requires basking sites such as partially submerged logs, vegetation mats or open mud banks and needs suitable nesting sites in permanent or near permanent bodies of water in many habitat types below 2,000 m asl.	None—no ponds or other suitable basking sites are present on site, nor is the site within proximity of such habitat which would put it within range as aestivation habitat for this species.
San Diego mountain king snake <i>Lampropeltis zonata pulchra</i>	FSS	SSC	—	Most common in the vicinity of rocks or boulders near streams or lake shores. May also utilize rotting logs and seek cover under dense shrubs. Occurs in a variety of habitats including valley-foothill hardwood, and hardwood-conifer, mixed and montane	Low—marginal habitat is present within undisturbed portions of the study area.

Exhibit H: Sensitive Wildlife Species

Common name	Federal status	State status	Other lists	Habitat	Potential to occur on site
Coast horned lizard <i>Phrynosoma blainvillii</i>	BLMS, FSS	SSC	—	Prefers friable, rocky or shallow sandy soils in scrub and chaparral habitats in arid and semi-arid regions. Requires the presence of native ants for prey.	Low—marginal habitat is present within undisturbed portions of the study area, but these areas are generally more steeply sloped and densely vegetated than habitats typically preferred by this species.
Two-striped garter snake <i>Thamnophis hammondi</i>	BLMS, FSS	SSC	—	Associated with permanent or semi-permanent bodies of water in a variety of habitats from sea level to 2,400 m (8,000 ft).	None—aquatic habitats suitable for this species are not present on site.
Birds					
Cooper's hawk (nesting) <i>Accipiter cooperii</i>	—	CDFW Watch List	—	Nests in open forests, groves, or trees along rivers, or low scrub of treeless areas. The wooded area is often near the edge of a field or water opening.	High—suitable nesting and foraging habitat is present on site.
Tricolored blackbird (nesting colony) <i>Agelaius tricolor</i>	BCC, BLMS	SSC	USBC, AWL, ABC	Highly colonial species, requiring open water, protected nesting substrate and foraging areas with insect prey within a few km of the colony.	None—open water habitat is not present on site or within the surrounding area.
Southern California rufous-crowned sparrow <i>Altamphila rufigiceps conescens</i>	—	CDFW Watch List	—	Frequents relatively steep, often rocky hillsides with grass and forb patches. Resident in southern California coastal sage scrub and mixed chaparral.	Moderate—suitable habitat is present in the undisturbed portions of the study area.
Golden eagle (nesting and wintering) <i>Aquila chrysaetos</i>	BCC, BLMS	CDFW Watch List, CDFW Fully Protected,	CDF	Nests and winters in cliff walls, large trees and rolling foothill and mountain areas supporting sage-juniper and desert vegetation.	Moderate—suitable steep-sided canyon foraging habitat is present on site.
Burrowing owl (burrow sites) <i>Athene cunicularia</i>	BCC, BLMS	SSC	—	Open, dry grassland and desert habitats throughout California, or scrublands characterized by low-growing, widely spaced vegetation. Dependant upon burrowing mammals, especially California ground squirrel.	None—open habitat on site lacks burrows and is too steep and not extensive enough to provide suitable habitat for this species. Ground squirrel burrows were not observed.
Swainson's hawk <i>Buteo swainsoni</i>	—	ST	—	Breeds in stands with few trees in juniper-sage flats, riparian areas, and in oak savannah in the Central Valley. Forages in adjacent grasslands or suitable grain or alfalfa fields, or livestock pastures.	None—juniper-sage flats, riparian areas, and in oak savannah no present.
American peregrine falcon <i>Falco peregrinus anatum</i>	Delisted	Delisted, SFP	USBC, AWL, ABC (all include full species)	Open country, cliffs (mountains to coast). Breeds mostly in woodland, forest, and coastal habitats. Riparian areas and coastal and inland wetlands are important habitats yearlong, especially in nonbreeding seasons. Requires protected cliffs and ledges for cover. Occurs uncommonly throughout CA with the exception of the southeastern deserts.	Low—foraging habitat is present on-site.
Coastal California gnatcatcher <i>Polioptila</i>	FT	SSC	USBC, AWL, ABC	Obligate permanent resident of coastal sage and alluvial scrub habitats below 800 m asl in southern California.	None—appropriate extensive California sagebrush-dominated coastal sage scrub habitat is not present on site or within the surrounding area, and this species is not known to occur

Exhibit H: Sensitive Wildlife Species

Common name Scientific name	Federal status	State status	Other lists	Habitat	Potential to occur on site
<i>californica</i>					within the Santa Monica Mountains.
Bank swallow (nesting) <i>Riparia riparia</i>	—	ST	—	Colonial nester; nests primarily in riparian and other lowland habitats west of the desert. Requires vertical banks/cliffs with fine-textured/sandy soils near streams, rivers, lakes, ocean to dig nesting hole.	None—steep-sided banks are not present on site
Mammals					
Pallid bat <i>Antrous pallidus</i>	FSS, BLMS	SSC	WBWG High	Day roosts are in caves, crevices, mines, and occasionally in hollow trees and buildings. Night roosts may be in more open sites, such as porches and open buildings.	Low—foraging habitat is present on-site.
Spotted bat <i>Euderma maculatum</i>	BLMS	SSC	WBWG High	Habitats occupied include arid deserts, grasslands and mixed conifer forests from below sea level in California to above 3,000 m (10,000 ft) in New Mexico. Prefers to roost in rock crevices. Occasionally found in caves and buildings. Cliffs provide optimal roosting habitat.	Low—foraging habitat is present on-site.
Western mastiff bat <i>Eumops perotis californicus</i>	BLMS	SSC	WBWG High	Roosts in crevices in cliff faces, high buildings, trees and tunnels within many open, semi-arid to arid habitats, including conifer and deciduous woodlands, coastal scrub, grasslands, chaparral, etc.	Low—foraging habitat is present on-site.
Western red bat <i>Lasiurus blossevillii</i>	FSS	—	WBWG High	Locally common in some areas of California, from Shasta County to the Mexican border, west of the Sierra Nevada and the Cascade crest and deserts. Roosting habitat includes forests and woodlands from sea level up through mixed conifer forests. Feeds over a wide variety of habitats including grasslands, shrublands, open woodlands and forests, and croplands. Roosts primarily in trees, less often in shrubs. Roost sites often are in edge habitats adjacent to streams, fields, or urban areas. Preferred roost sites are protected from above, open below, and located above dark ground-cover. Such sites minimize water loss. Roosts may be from 0.6–2.3 m (2–40 ft) above ground level. Requires water.	Low—foraging habitat is present on-site.
Hoary bat <i>Lasiurus cinereus</i>	—	—	WBWG Medium	Habitats suitable for bearing young include all woodlands and forests with medium to large-size trees and dense foliage. Generally roosts in dense foliage of medium to large trees.	Low—foraging habitat is present on-site.
California leaf-nosed bat <i>Macrotus californicus</i>	FSS	SSC	WBWG High	Roosts in rocky, rugged terrain with mines or caves in riparian, wash, succulent scrub, alkali scrub and palm oasis habitats of deserts.	None—riparian wash, succulent scrub, alkali scrub and palm oasis habitats are not present.
Western small-footed myotis <i>Myotis ciliolabrum</i>	BLMS	—	WBWG Medium	A common bat of arid uplands in California. Coastal California from Contra Costa County to the Mexican border, and west and east sides of the Sierra Nevada, and Great Basin and desert habitats from Modoc to Kern and San Bernardino Counties. It occurs in a wide variety of habitats, primarily in relatively arid wooden and brushy uplands near water from sea level to 8,900 feet. Often seen foraging among trees and over water. Seeks cover in caves, buildings, mines, crevices, and occasionally under bridges and under bark. Separate night roosts may be used, and have been	Low—foraging habitat is present on-site.

Exhibit H: Sensitive Wildlife Species

Common name Scientific name	Federal status	State status	Other lists	Habitat	Potential to occur on site
<i>Myotis yumanensis</i>				Found in buildings and caves. Maternity colonies of females and young are found in buildings, caves, and mines. Requires water. Humid roost sites are preferred.	
<i>Yuma myotis</i>	BLMS	—	WBWG Low – Medium	Common and widespread in California outside the Mojave and Colorado Desert regions, except for the mountain ranges bordering the Colorado River Valley. Found in a wide variety of habitats ranging from sea level to 11,000 ft, uncommon to rare above 8,000 feet. Optimal habitats are open forests and woodlands with sources of water over which to feed. Roosts in buildings, mines, caves, or crevices, abandoned swallow nests and under bridges. Maternity colonies of several thousand females and young may be found in buildings, caves, mines, and under bridges. Warm, dark sites are preferred.	Low—foraging habitat is present on-site.
<i>San Diego desert woodrat</i> <i>Neotoma lepida intermedia</i>	—	SSC	—	Moderate to dense canopies in coastal scrub of southern California from San Diego County to San Luis Obispo County. Particularly abundant in rock outcrops, rocky cliffs and slopes.	High—suitable habitat is present throughout study area.
<i>American badger</i> <i>Taxidea taxus</i>	—	SSC	—	Drier, open stages of most shrub, forest, and herbaceous habitats with friable soils.	Low—may rarely traverse the site during dispersal movements or foraging activities. However, not expected to den on site due to a lack of friable soil.
State					
FE: Federally listed as Endangered					
FT: Federally listed as Threatened					
FPE: Federally proposed for listing as Endangered					
FPT: Federally proposed for listing as Threatened					
FPD: Federally proposed for delisting					
FC: Federal Candidate species					
SC: National Marine Fisheries Service Species of Concern					
BLMS: Bureau of Land Management Sensitive Species					
FSS: USDA Forest Service Sensitive Species					
BCC: Fish and Wildlife Service Birds of Conservation Concern					

Federal

FE: Federally listed as Endangered

FT: Federally listed as Threatened

FPE: Federally proposed for listing as Endangered

FPT: Federally proposed for listing as Threatened

FPD: Federally proposed for delisting

FC: Federal Candidate species

SC: National Marine Fisheries Service Species of Concern

BLMS: Bureau of Land Management Sensitive Species

FSS: USDA Forest Service Sensitive Species

BCC: Fish and Wildlife Service Birds of Conservation Concern

State

SE: State-listed as Endangered

ST: State-listed as Threatened

SCE: State candidate for listing as Endangered

SCF: State candidate for listing as Threatened

SCD: State candidate for delisting

CDF: California Department of Forestry and Fire Protection

Sensitive Species

SSC: CDFW Species of Special Concern

Other

AFS: American Fisheries Society categories of risk: vulnerable, threatened, or endangered

AWL: Audubon Watchlist

ABC: American Bird Conservancy Green List

LAA: Los Angeles Audubon list of Los Angeles County's

Sensitive Bird Species

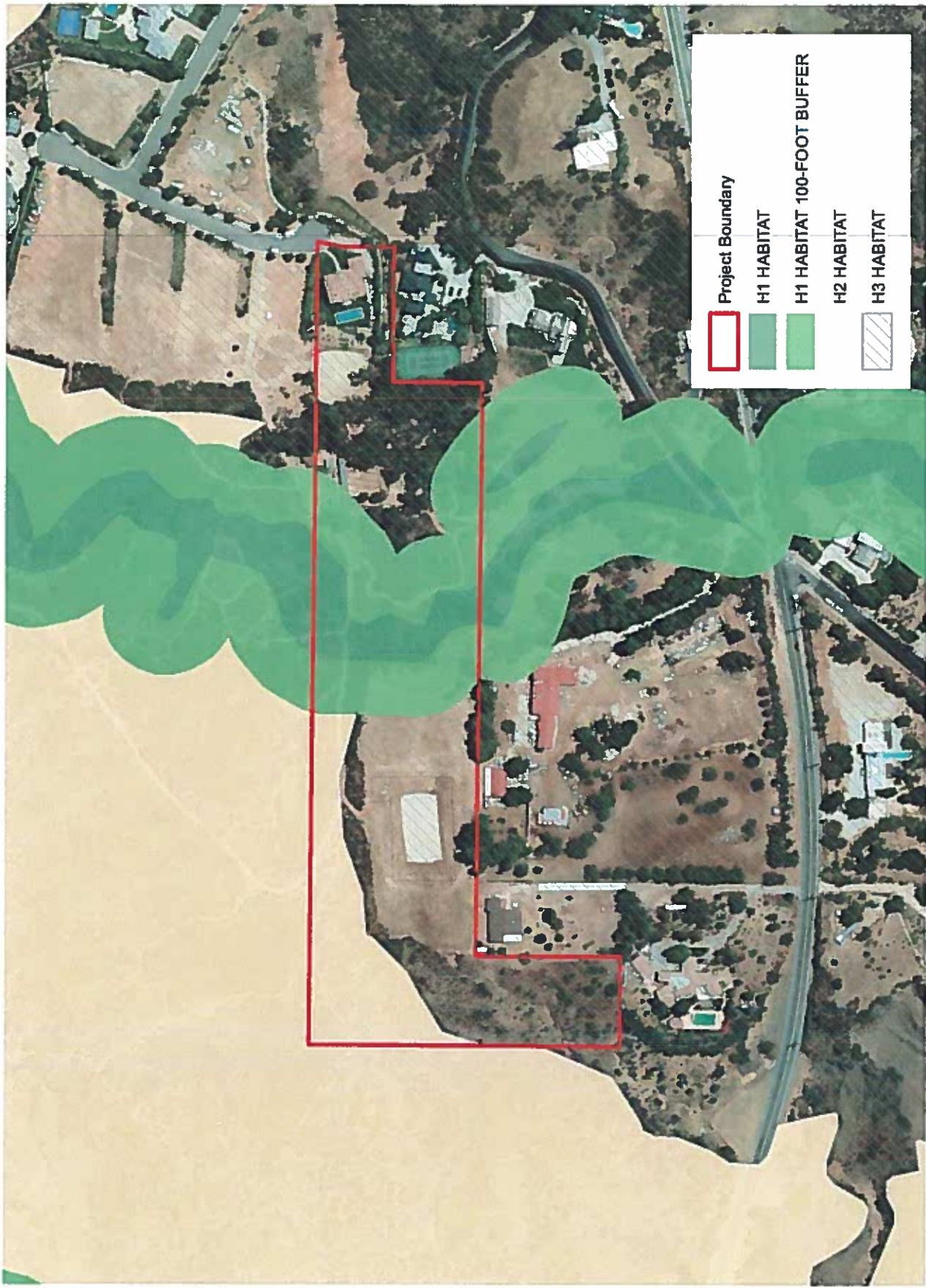
USBC: United States Bird Conservation Watch List

WBWG: Western Bat Working Group: High, Medium and Low priority

Xerces: Xerces Society Red List of Pollinators

Exhibit I – LCP Habitat Classifications Map

**2003 Delphine Lane
Calabasas, CA**



LCP Habitat Classification Map

Exhibit

I

2003 Delphine Lane, Calabasas



Exhibit J – Site Specific Habitat Classifications Map

**2003 Delphine Lane
Calabasas, CA**

Site Specific Habitat Classification Map

2003 Delphine Lane, Calabasas



Exhibit K – Unpermitted Property Features

**2003 Delphine Lane
Calabasas, CA**



Unpermitted Property Features

Exhibit

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2003 Delphine Lane, Calabasas



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Santa Monica Mountains Biological Assessment Checklist	Page	Initials
Title Page	✓	SN
A. Project name	✓	SN
B. County identification numbers (Project number, Permit number, APNs)	✓	SN
C. Applicant name and contact information	✓	SN
D. Name and affiliation of preparer	✓	SN
E. Date	✓	SN
I. Project and Survey Description	1	SN
A. Project description	1	SN
1. Project name, type of report, address of project.	1	SN
2. County application identification numbers including APNs	1	SN
3. Applicant name and contact information	✓	SN
4. Parcel and acreage information	1	SN
5. Location	1	SN
a. Map of regional features showing project location, including watershed boundaries, proximity to public lands, streams, drainages, and roads in region.	EX	
b. Color aerial photograph(s) showing regional context of project, project parcel(s), existing development, open space, etc.	A	SN
6. Detailed description of proposed project, including area of vegetation removal, modification, or disturbance, grading volumes, etc.	EX B	SN
B. Description of major natural features.	1	SN
1. Landforms and geomorphology.	1	SN
2. Drainage and wetland features.	1	SN
3. Soils (soil/geological map optional)	1 1/2	SN
Santa Monica Mountains Biological Assessment Checklist		S
C. Methodology of biological survey.	1	SN
1. Date(s) of survey(s).	2-6	SN
2. Detailed description of survey methods	2-2	SN
II. Biological Characteristics of the site	EX C	SN
A. Flora	I + J	SN
1. Map of vegetation communities, specifying system used (the use of Sawyer et al. 2009 is recommended)	EX C	SN
2. Map of project site showing the habitat areas (H1, H2, H2 "High Scrutiny", H3 Habitat) from the LUP Biological Resources map	3	SN
3. Vegetation cover table, with acreages of each vegetation type (can be a legend in map)	3-4	SN
4. Location, trunk, diameter, and canopy extent mapped for each protected tree (oak, sycamore, walnut, bay) that is within 25 feet of any portion of the proposed development (on-site or off-site). Note: for protected oaks (>5" DBH) on or within 200' of property, an oak tree report is required. Include oak tree reports in an appendix	3-4	SN
B. Fauna	EX 6	SN
1. Discussion of species observed; description of wildlife community.	EX 6	SN
C. Sensitive species		

1. Table of possible sensitive species and possible sensitive vegetation, including brief description of potential impacts to any sensitive species.	Ex G+H	sh
2. Maps of occurrence for sensitive species observed	N/A	sh
D. List of flora and fauna observed or known from site	Ex C	sh
E. Survey Checklist (see Part B, Survey Checklist, above)	✓	sh
III. Bibliography	10	sh
A. Bibliography of references cited in text	10	sh
IV. Appendices	✓	sh
A. Site photographs (color)	Ex D	sh
B. Qualifications of biologists and other contributors	1	sh
C. Oak tree report for sites with jurisdictional native oak trees (if applicable)	N/A	sh
Digital copies of biological assessments must be provided to DRP as .pdf for final version, including georeferenced files of vegetative data and sensitive species occurrences.		